



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022500 Parcel ID 24N14E-26-4-00000-000-0000 Cadastral ID 26-24-14-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 290646 CONSTIEN, VERNON G & DOROTHY M-CO TRUSTEES PO BOX 1677 OWASSO OK 74055-0000 Parcel Location Situs 02655 E 340 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 26 / 24 / 14 / 4 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52682977 -95.78091430																																																																																																																									
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
Lot Count
Units Buildable
Non-Ag Acres 0
Topography
Street Access
Utilities
Amenities LAND QUALITY

Method Units-Buildable
Base Lot Value
Factor Value
Adjustments
Lot Value



\\tsclient\A\TOMMY DUNLAP\New folder (326)\IMG_0040.JPG 2/2/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2 - Fair
Architecture DMH LOWER VALUED MH
Style 100% One Story
Exterior Wall 100% Frame, Siding, Metal
Base/Total Area 1,352 / 1,352
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 4 Metal, Preformed
Area on Slab 1,352
Fixture/RghIn 4 /
Bed/F/H Bath 3 / 1.0 /
Basement Area
Garage Type
Remodel
Year/Eff Age 2000 / 20

GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

Selection Model 1 Res
Adjustment Model A2 AO Test
Comparables
Indicated Value

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	81,626		
Lot Value			
Indicated Value	81,626	60.37	Per SqFt
Agland Value	14,861		
Site Improvements	5,126		
Total Value	101,613	75.16	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	59.15	Total Misc Impr	+	7,225
Roofing Adj	+ 4.48	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	111,816
Heat/Cool Adj	+ 10.09	Depreciation (27%)	-	30,190
Plumbing Adj	+ 3.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	81,626
Adj Base Cost	= 77.36	Lot Value	+	
Total Area	x 1,352	Indicated Value	=	81,626
Adjusted Cost	= 104,591	Value Per SqFt		60.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115485	52x7		364	19.85		7,225



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,352	1.000	1,352
2	M	PRCH		10	SLBC	364	1.000	364
Total Building Area						1,352		1,352



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0		Metal	1,000
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (10.48 x 1,000)		10,480	Modifier Total		RCN 10,480 Depr (60% Phys/ % Func) 6,288
	LT	LEAN-TO	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 400)		1,168	Modifier Total		RCN 1,168 Depr (60% Phys/ % Func) 701
	LT	LEAN-TO	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 400)		1,168	Modifier Total		RCN 1,168 Depr (60% Phys/ % Func) 701
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)			Modifier Total		RCN Depr (100% Phys/ % Func)



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	28.000	192	192	5,376	5,376
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76		0	52.000	182	182	9,485	9,485
NTV PST Totals						80.000			14,861	14,861
Total Agland						80.000			14,861	14,861