



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  |                                 |                           |          |             | Primary Image |               |               |             |        |  |  |  |  |  |
|--|---------------------------------|---------------------------|----------|-------------|---------------|---------------|---------------|-------------|--------|--|--|--|--|--|
| Account  | 660023421                       |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Parcel ID  | 24N15E-27-2-00000-000-0000      |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Cadastral ID   | 27-24-15-00400                  |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Property Type  | REAL - Real Property            |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Property Class   | UA                              | VI Area 2                 |          |             |               |               |               |             |        |  |  |  |  |  |
| Tax Area   | 32 - TALALA OT/NW FIRE          |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Name ID  | 211314                          |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| SIMMONS, WILLIAM J   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| 401 E NOWATA ST<br>TALALA OK 74080-0000  |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Parcel Location  |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Situs  | 00401 NOWATA ST                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Subdivision  |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Lot/Block  | /                               | Parcel Size 13.66 - Acres |          |             |               |               |               |             |        |  |  |  |  |  |
| Sec/Twn/Rng  | 27 / 24 / 15 / 2                |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Neighborhood   | 4040 - TALALA AREA WEST OF LAKE |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| School District  | S004 - OOLOGAH SCHOOLS          |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.53329994 -95.69696061   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| FORMERLY BLK 3 & BLKS 1-2-3 E SIDE TALALA  |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Building Permits   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table> |                                 |                           |          |             | Number        | Description   | Opened        | Closed      | Amount |  |  |  |  |  |
| Number   | Description                     | Opened                    | Closed   | Amount      |               |               |               |             |        |  |  |  |  |  |
|  |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Exemptions   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Sale History   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Code   | Type                            | Active                    | Maximum  | Exemption   | Bk/Pg         | Grantor       | Date          | Price       | Code   |  |  |  |  |  |
| H  | Homestead                       | Yes                       | 1,000    | 1,000       |               |               |               |             |        |  |  |  |  |  |
| Parcel Valuation   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Source   | REAL                            | Fair Cash                 | Capped   | Asmnt Level | Assessed      | Levy Rate     | 108.182       | Current Tax |        |  |  |  |  |  |
| Remove Cap   | 0                               | Land Value                | 2,963    | 2,512       | 11%           | 276           | Assessed      | 6,711       | 726.01 |  |  |  |  |  |
| Year Frozen  | 2020                            | Improvements              | 68,985   | 58,496      |               | 6,435         | Penalty       | 0           |        |  |  |  |  |  |
| Uncapped Value   | 0                               | Mobile Home               | 0        | 0           |               | 0             | Exemption     | 1,000       | -94.00 |  |  |  |  |  |
| TIF Project ID   | 0                               | Total Value               | 71,948   | 61,008      |               | 6,711         | Total Taxable | 5,711       | 632.00 |  |  |  |  |  |
| Assessment History   |                                 |                           |          |             |               |               |               |             |        |  |  |  |  |  |
| Tax Year   | Statement Number                | Billed Owner              | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax    |             |        |  |  |  |  |  |
| 2025   | 2025-660023421                  | SIMMONS, WILLIAM J        | 32       | 72,002      | 1000          | 5,711         | 632.00        |             |        |  |  |  |  |  |
| 2024   | 2024-660023421                  | SIMMONS, WILLIAM J        | 32       | 76,821      | 1000          | 5,711         | 612.00        |             |        |  |  |  |  |  |
| 2023   | 2023-660023421                  | SIMMONS, WILLIAM J        | 32       | 66,884      | 1000          | 5,711         | 608.00        |             |        |  |  |  |  |  |
| 2022   | 2022-660023421                  | SIMMONS, WILLIAM J        | 32       | 70,064      | 1000          | 5,711         | 605.00        |             |        |  |  |  |  |  |
| 2021   | 2021-660023421                  | SIMMONS, WILLIAM J        | 32       | 71,670      | 1000          | 5,710         | 609.00        |             |        |  |  |  |  |  |
| 2020   | 2020-660023421                  | SIMMONS, WILLIAM J        | 32       | 70,369      | 1000          | 5,711         | 611.00        |             |        |  |  |  |  |  |
| 2019   | 2019-660023421                  | SIMMONS, WILLIAM J        | 32       | 71,396      | 1000          | 5,516         | 579.00        |             |        |  |  |  |  |  |
| 2018   | 2018-660023421                  | SIMMONS, WILLIAM J        | 32       | 83,621      | 1000          | 5,326         | 579.00        |             |        |  |  |  |  |  |
| 2017   | 2017-660023421                  | SIMMONS, WILLIAM J        | 32       | 82,763      | 1000          | 5,142         | 596.00        |             |        |  |  |  |  |  |
| 2016   | 2016-660023421                  | SIMMONS, WILLIAM J        | 10       | 80,529      | 1000          | 4,963         | 528.00        |             |        |  |  |  |  |  |
| 2015   | 2015-660023421                  | SIMMONS, WILLIAM J        | 10       | 78,576      | 1000          | 4,789         | 482.00        |             |        |  |  |  |  |  |
| 2014   | 2014-660023421                  | SIMMONS, WILLIAM J        | 10       | 81,656      | 1000          | 4,621         | 464.00        |             |        |  |  |  |  |  |
| 2013   | 2013-660023421                  | SIMMONS, WILLIAM J        | 10       | 79,938      | 1000          | 4,457         | 434.00        |             |        |  |  |  |  |  |



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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



660023421\_001.JPG

1/23/2025

### Residential Data

Type 1 Single Family Residence  
 Condition 3 - Average  
 Quality 2 - Fair  
 Architecture  
 Style 100% One Story  
 Exterior Wall 100% Frame, Siding, Vinyl  
 Base/Total Area 1,890 / 1,890  
 Style 100% One Story  
 HVAC 100% Warmed & Cooled Air  
 Roof Cover 1 Composition Shingle  
 Area on Slab 0  
 Fixture/RghIn 4 /  
 Bed/F/H Bath 3 / 1.0 /  
 Basement Area  
 Garage Type  
 Remodel RMA -  
 Year/Eff Age 1947 / 59

### GRM Approach

GRM Code  
 Gross Rent 0.00  
 Indicated Value

### Multiple Regression

MRA Code  
 Adjusted R  
 Indicated Value

### Direct Comparables

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

### Value Reconciliation

|                   |               |       |                      |
|-------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach |       |                      |
| Improvements      | 64,454        |       |                      |
| Lot Value         |               |       |                      |
| Indicated Value   | 64,454        | 34.10 | Per SqFt             |
| Agland Value      | 2,963         |       |                      |
| Site Improvements | 4,531         |       |                      |
| Total Value       | 71,948        | 38.07 | Total Value Per SqFt |

### Cost Approach

Manual : 01/2025

|               |           |                     |   |         |
|---------------|-----------|---------------------|---|---------|
| Base Cost     | 79.95     | Total Misc Impr     | + | 2,952   |
| Roofing Adj   | + 3.71    | Garage Cost         | + |         |
| Subfloor Adj  | + 2.38    | Total RCN           | = | 189,571 |
| Heat/Cool Adj | + 10.09   | Depreciation ( 66%) | - | 125,117 |
| Plumbing Adj  | + 2.60    | Lump Sums           | + | 0       |
| Basement Adj  | + 0.00    | RCNLD               | = | 64,454  |
| Adj Base Cost | = 98.74   | Lot Value           | + |         |
| Total Area    | x 1,890   | Indicated Value     | = | 64,454  |
| Adjusted Cost | = 186,619 | Value Per SqFt      |   | 34.10   |

### Miscellaneous Improvements

| Code | Description                      | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------------------|-----------|------|------|-------|-----------|------|-------|
| EPKS | ENCLOSED PORCH - KNEEWALL SCREEN | 57749     | 12x9 |      | 108   | 22.71     |      | 2,453 |
| PRCH | SLAB PORCH - COVERED             | 57750     | 6x4  |      | 24    | 20.80     |      | 499   |



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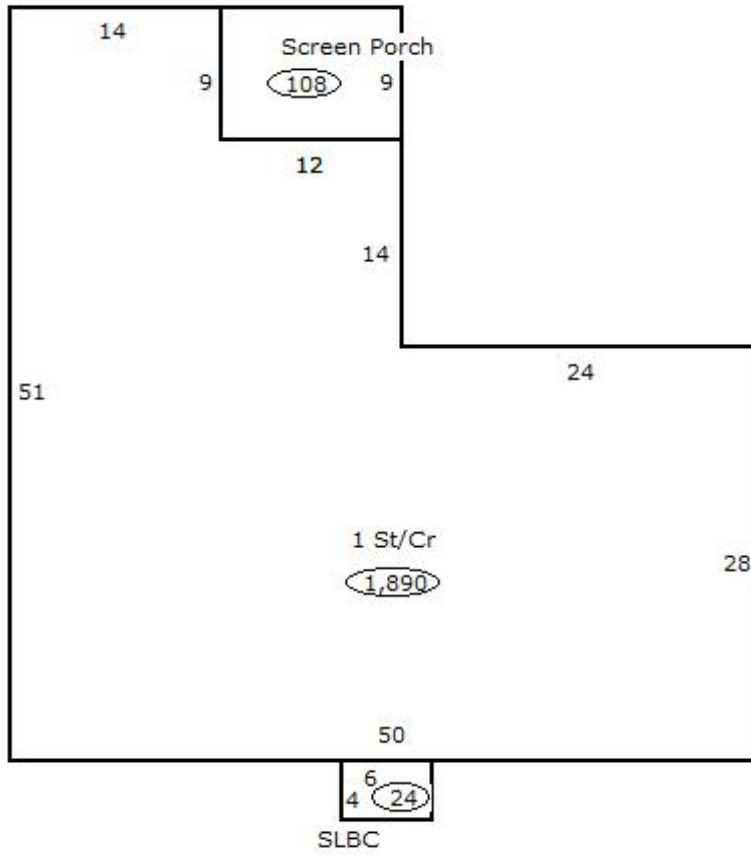
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 13    | 1 St/Cr       | 1,890     | 1.000      | 1,890      |
| 2                          | M    | EPKS |            | 13    | Screen Porch  | 108       | 1.000      | 108        |
| 3                          | M    | PRCH |            | 13    | SLBC          | 24        | 1.000      | 24         |
| <b>Total Building Area</b> |      |      |            |       |               | 1,890     |            | 1,890      |



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### Outbuildings/Site Improvements

| Building Image   | Code                      | Description  | Dimensions            | Floor      | Roofing                         | Total Units  |
|--|---------------------------|--------------|-----------------------|------------|---------------------------------|--------------|
|    | BARN                      | BARN         |                       |            |                                 | 1,080        |
|  | Qual 3                    | Cond 3       | Year                  |            | Eff Age                         |              |
|  | <b>Valuation Summary</b>  |              | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (65% Phys/ % Func)</b>  | <b>RCNLD</b> |
|  | Base Cost (10.37 x 1,080) | 11,200       |                       | 11,200     | 7,280                           | 3,920        |
|    | LT                        | LEAN-TO      |                       |            |                                 | 170          |
|  | Qual 3                    | Cond 3       | Year                  |            | Eff Age                         |              |
|  | <b>Valuation Summary</b>  |              | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (65% Phys/ % Func)</b>  | <b>RCNLD</b> |
|  | Base Cost (2.92 x 170)    | 496          |                       | 496        | 322                             | 174          |
|    | LF                        | LOAFING SHED |                       |            |                                 | 288          |
|  | Qual 3                    | Cond 3       | Year                  |            | Eff Age                         |              |
|  | <b>Valuation Summary</b>  |              | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (85% Phys/ % Func)</b>  | <b>RCNLD</b> |
|  | Base Cost (4.26 x 288)    | 1,227        |                       | 1,227      | 1,043                           | 184          |
|   | STF                       | STG FAIR     |                       |            |                                 | 360          |
|  | Qual 2                    | Cond 3       | Year                  |            | Eff Age                         |              |
|  | <b>Valuation Summary</b>  |              | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (85% Phys/ % Func)</b>  | <b>RCNLD</b> |
|  | Base Cost (4.68 x 360)    | 1,685        |                       | 1,685      | 1,432                           | 253          |
|  | STF                       | STG FAIR     |                       |            |                                 |              |
|  | Qual 2                    | Cond         | Year                  |            | Eff Age                         |              |
|  | <b>Valuation Summary</b>  |              | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (4.68 x )       |              |                       |            |                                 |              |
|  | STF                       | STG FAIR     |                       |            |                                 |              |
|  | Qual 2                    | Cond         | Year                  |            | Eff Age                         |              |
|  | <b>Valuation Summary</b>  |              | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (4.68 x )       |              |                       |            |                                 |              |



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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 | IMP PST  | 80  |          | 0        | 5.000  | 224      | 224      | 1,120     | 1,120        |
| PAA                   | PARSONS SILT LOAM 0-1% SL | IMP PST  | 76  |          | 0        | 8.660  | 213      | 213      | 1,843     | 1,843        |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 13.660 |          |          | 2,963     | 2,963        |
| <b>Total Agland</b>   |                           |          |     |          |          | 13.660 |          |          | 2,963     | 2,963        |