




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:59:51
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Assessment Data					Primary Image																																																																																																																				
Account 660023425 Parcel ID 24N15E-27-2-00000-000-0000 Cadastral ID 27-24-15-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334908 HIGEONS, JOE C REVOCABLE TRUST PO BOX 65 TALALA OK 74080-0000 Parcel Location Situs 07196 E 330 RD Subdivision Lot/Block / Parcel Size 26.28 - Acres Sec/Twn/Rng 27 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					 <p>660023425 12/16/24</p> <p>660023425_002.JPG 1/23/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.53777063 -95.70313065 N2 NW NW & SW NW NW; LESS TR TO STATE HWY 169 ROW DESC ON WD 1848/ 159.																																																																																																																									
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

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

Residential Data

Type 1 Single Family Residence
 Condition 1 - Low
 Quality 2 - Fair
 Architecture
 Style 100% 1 1/2 Story Finished
 Exterior Wall 100% Frame, Siding, Wood
 Base/Total Area 944 / 1,336
 Style 100% 1 1/2 Story Finished
 HVAC 100% Wall Furnace
 Roof Cover 1 Composition Shingle
 Area on Slab 0
 Fixture/RghIn 4 /
 Bed/F/H Bath 3 / 1.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 1940 / 120

Cost Approach

Manual : 01/2025

Base Cost	82.62	Total Misc Impr	+	1,975
Roofing Adj	+ 3.16	Garage Cost	+	
Subfloor Adj	+ 1.85	Total RCN	=	124,967
Heat/Cool Adj	+ 0.74	Depreciation (80%)	-	99,974
Plumbing Adj	+ 3.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	24,993
Adj Base Cost	= 92.06	Lot Value	+	
Total Area	x 1,336	Indicated Value	=	24,993
Adjusted Cost	= 122,992	Value Per SqFt		18.71

Primary Image



660023425

12/16/24

660023425_002.JPG

1/23/2025

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	24,993		
Lot Value			
Indicated Value	24,993	18.71	Per SqFt
Agland Value	4,691		
Site Improvements			
Total Value	29,684	22.22	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57752	12x8		96	20.57		1,975



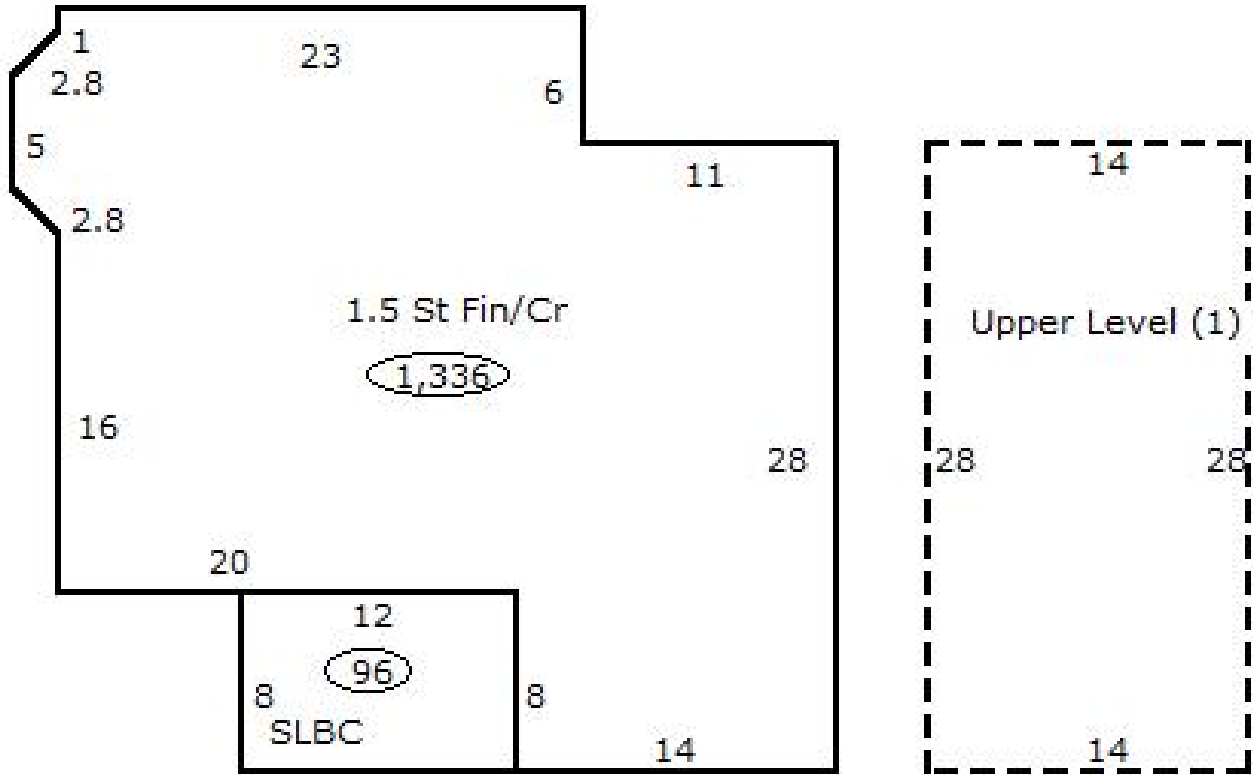
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	944	1.415	1,336
2	M	PRCH		13	SLBC	96	1.000	96
3	U	^UL		13	Upper Level (1)	392	1.000	392
Total Building Area						944		1,336



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	7.000	84	84	588	588
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	19.280	213	213	4,103	4,103
IMP PST Totals						26.280			4,691	4,691
Total Agland						26.280			4,691	4,691