



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:59:38
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Assessment Data					Primary Image																																																																																																																				
Account 660023426 Parcel ID 24N15E-27-2-00000-000-0000 Cadastral ID 27-24-15-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 202774 SWEET, MICHAEL DALE & KERRY JEAN 5191 S 4100 RD TALALA OK 74080-0000 Parcel Location Situs 05191 S 4100 RD Subdivision Lot/Block / Parcel Size 23.6 - Acres Sec/Twn/Rng 27 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<div style="display: flex; justify-content: space-between; margin-top: 10px;"> 660023426 12/30/24 </div> <p style="font-size: small; margin-top: 5px;">660023426_003.JPG 1/23/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.53518800 -95.70265549 NW SW NW & SE NW NW LESS .02 AC RY & NE SW NW LESS .66 AC RY AND LESS 3.72 AC TO HWY ROW ON 1832-639; AND LESS TR BEG AT NW/C SE/4 NW/4 NW/4; TH N88-47-25E 431.46'; TH S04-38-20W 92 16'; TH S01-37- 53E 114.32'; TH S88-47-25W 421.94'; TH N01-28-45W 206' TO POB.																																																																																																																									
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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



660023426

12/30/24

660023426_003.JPG

1/23/2025

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3 - Average
Architecture
Style 100% 1 1/2 Story Finished
Exterior Wall 100% Frame, Siding, Wood
Base/Total Area 1,622 / 2,433
Style 100% 1 1/2 Story Finished
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 1,622
Fixture/RghIn 16 /
Bed/F/H Bath 4 / 3.5 /
Basement Area
Garage Type 528 Attached Garage - Unfinished
Remodel
Year/Eff Age 1993 / 25

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

Cost Approach

Manual : 01/2025

Base Cost	86.05	Total Misc Impr	+	15,187
Roofing Adj	+ 3.20	Garage Cost	+	16,294
Subfloor Adj	+ -1.51	Total RCN	=	296,873
Heat/Cool Adj	+ 12.39	Depreciation (31%)	-	92,031
Plumbing Adj	+ 8.95	Lump Sums	+	6,003
Basement Adj	+ 0.00	RCNLD	=	210,845
Adj Base Cost	= 109.08	Lot Value	+	
Total Area	x 2,433	Indicated Value	=	210,845
Adjusted Cost	= 265,392	Value Per SqFt		86.66

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	210,845		
Lot Value			
Indicated Value	210,845	86.66	Per SqFt
Agland Value	3,956		
Site Improvements	39,985		
Total Value	254,786	104.72	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57756	384		384	25.22		9,684
WODO	WOOD DECK - OPEN	57757	556		556	16.61	35%	6,003
FPR1	Fireplace - Residential 1 Story		1		1	5,503.09		5,503



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065	43,065	4,307	38,758
	LF	LOAFING SHED	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 720)		3,067	3,067	1,840	1,227



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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	8.280	84	84	696	696
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	15.320	213	213	3,260	3,260
IMP PST Totals						23.600			3,956	3,956
Total Agland						23.600			3,956	3,956