



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 660023432 Parcel ID 24N15E-27-3-00000-000-0000 Cadastral ID 27-24-15-01600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 292175 MCGOWEN, SIDNEY L & LINDA P TRUSTEES 7443 E 340 RD TALALA OK 74080-0000					<div style="display: flex; justify-content: space-between; margin-top: 10px;"> 660023432 11/26/24 </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> 660023432_007.JPG 1/23/2025 </div>																																																																																																																																																																	
Parcel Location Situs 07443 E 340 RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 27 / 24 / 15 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																																																																						
Legal Description Lat/Long: 36.52646668 -95.69410432					Building Permits																																																																																																																																																																	
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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



660023432_007.JPG

1/23/2025

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2.5 - Fair
Architecture
Style 100% Two Story
Exterior Wall 100% Frame, Siding, Vinyl
Base/Total Area 1,666 / 2,562
Style 100% Two Story
HVAC 100% Wall Furnace
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn 7 /
Bed/F/H Bath 4 / 1.5 /
Basement Area
Garage Type 228 Attached Garage - Unfinished
Remodel RMA -
Year/Eff Age 1940 / 65

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	75.85	Total Misc Impr	+	0
Roofing Adj	+ 2.82	Garage Cost	+	7,805
Subfloor Adj	+ 0.74	Total RCN	=	222,373
Heat/Cool Adj	+ 0.82	Depreciation (69%)	-	153,437
Plumbing Adj	+ 3.52	Lump Sums	+	9,693
Basement Adj	+ 0.00	RCNLD	=	78,629
Adj Base Cost	= 83.75	Lot Value	+	
Total Area	x 2,562	Indicated Value	=	78,629
Adjusted Cost	= 214,568	Value Per SqFt		30.69

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	78,629		
Lot Value			
Indicated Value	78,629	30.69	Per SqFt
Agland Value	11,256		
Site Improvements	58,952		
Total Value	148,837	58.09	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	57769	84		84	45.25		3,801
WODC	WOOD DECK - COVERED	57770	21x7		147	40.08		5,892



Rogers

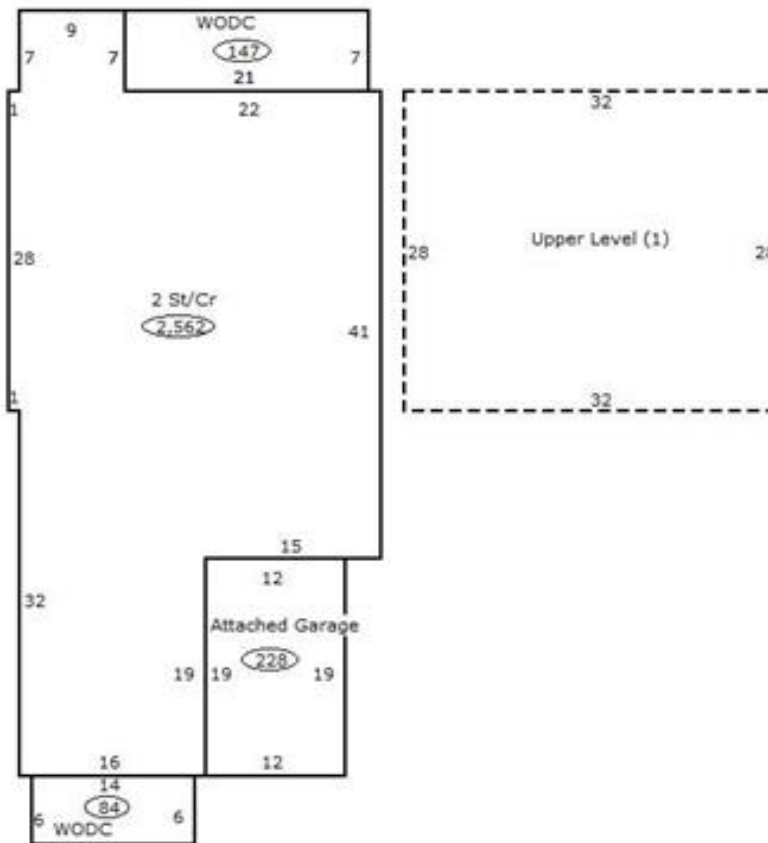
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,666	1.538	2,562
2	G	1		13	Attached Garage	228	1.000	228
3	M	WODC		13	WODC	84	1.000	84
4	M	WODC		13	WODC	147	1.000	147
5	U	^UL		13	Upper Level (1)	896	1.000	896
Total Building Area						1,666		2,562



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 2,000)	53,780		53,780	5,378	48,402
	BARN	BARN	0x0x0			3,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (8.39 x 3,200)	26,848		26,848	18,794	8,054
	DTGF	DETACHED GARAGE FAIR	0x0x0			624
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 624)	9,984		9,984	7,488	2,496
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 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	3.000	224	224	672	672
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	36.000	224	224	8,064	8,064
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80		0	4.000	224	224	896	896
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	1.000	213	213	213	213
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	6.000	235	235	1,411	1,411
IMP PST Totals						50.000			11,256	11,256
Total Agland						50.000			11,256	11,256