



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:21:13
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Assessment Data					Primary Image																																																																																																															
Account 660023439 Parcel ID 000000-00-0-45010-002-0004 Cadastral ID 27-24-15-02120 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 201624 LOCHNER, JERRY W 304 N MULBERRY TALALA OK 74080-0000 Parcel Location Situs 00304 N MULBERRY Subdivision TALALA TOWN Lot/Block 0004 / 0002 Parcel Size 2.28 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660023439 11/15/24</p> <p>660023439_003.JPG 1/23/2025</p>																																																																																																															
Legal Description Lat/Long: 36.53329133 -95.69335678 LOTS 2,3 & 4 BLOCK 2 TALALA TOWN LESS THE N 56' LOT 2 BLOCK 2 TALALA TOWN																																																																																																																				
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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0.5914	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	25,760.00 x .36 = 9,323	
Factor Value		
Adjustments	1.0000	
Lot Value	9,323	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,803 / 1,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

660023439	11/15/24
660023439_003.JPG	1/23/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	129,699	71.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,532		
Lot Value	9,323		
Indicated Value	123,855	68.69	Per SqFt
Agland Value			
Site Improvements	10,599		
Total Value	134,454	74.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.34	Total Misc Impr	+	6,742			
Roofing Adj	+ 3.83	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	199,501			
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	87,780			
Plumbing Adj	+ 7.01	Lump Sums	+	2,811			
Basement Adj	+ 0.00	RCNLD	=	114,532			
Adj Base Cost	= 106.91	Lot Value	+	9,323			
Total Area	x 1,803	Indicated Value	=	123,855			
Adjusted Cost	= 192,759	Value Per SqFt		68.69			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
SHLT	STORM SHELTER	0		1	2012	0.00		
WODC	WOOD DECK - COVERED	57780	7x3		21	48.18		1,012
WODO	WOOD DECK - OPEN	57781	132		132	22.72	40%	1,799
PATO	SLAB PORCH - OPEN	145781	25x10		250	8.66		2,165



Rogers

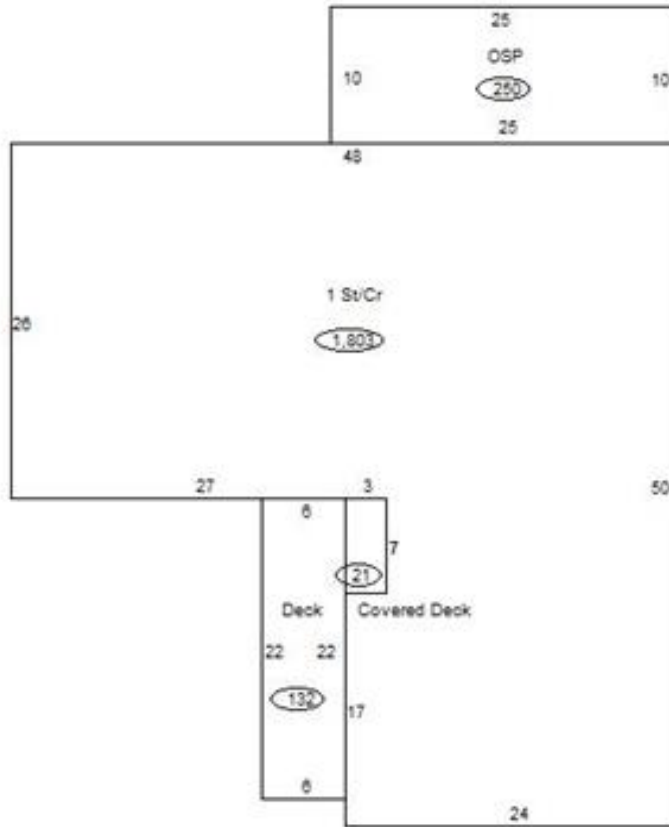
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Sketch Image

660023439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,803	1.000	1,803
2	M	WODC		13	WODC	21	1.000	21
3	M	WODO		13	WODO	132	1.000	132
4	M	PATO		13	Open Slab	250	1.000	250
Total Building Area						1,803		1,803



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,260
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.12 x 1,260)	12,751		12,751	6,376	6,375
	DTGF	DETACHED GARAGE FAIR	0x0x0			528
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 528)	8,448		8,448	4,224	4,224