



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:12:38
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Assessment Data					Primary Image																																																																																																																				
Account 660023444 Parcel ID 000000-00-0-45010-005-0008 Cadastral ID 27-24-15-02190 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 322954 EVERS, EDWIN P & TUESDAY C 3500 S 4080 RD TALALA OK 74080-0000 Parcel Location Situs 00204 E PINE Subdivision TALALA TOWN Lot/Block 0008 / 0005 Parcel Size 7 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660023444 01/16/25</p> <p>660023444_003.JPG 1/23/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.53159864 -95.70306885 S 50' LOT 2 & W 40' LOT 3 & E 100' LOTS 3 & 4 & ALL LOTS 5 THRU 8 BLOCK 5 TALALA TOWN																																																																																																																									
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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.7601 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 76,668.00 x .22 = 16,595 Factor Value Adjustments 1.0000 Lot Value 16,595		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,452 / 1,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 27

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 81,277 55.98 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 3,710 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.97	Total Misc Impr	+ 8,911	Garage Cost	+		
Roofing Adj	+ 4.69	Total RCN	= 166,874	Depreciation (39%)	-	65,081	
Subfloor Adj	+ 2.37	Lump Sums	+ 0	RCNLD	=	101,793	
Heat/Cool Adj	+ 10.30	Lot Value	+ 16,595	Indicated Value	=	118,388	
Plumbing Adj	+ 3.46	Value Per SqFt				81.53	
Basement Adj	+ 0.00						
Adj Base Cost	= 108.79						
Total Area	x 1,452						
Adjusted Cost	= 157,963						

Value Reconciliation
Selected Approach Cost Approach Improvements 101,793 Lot Value 16,595 Indicated Value 118,388 81.53 Per SqFt Agland Value Site Improvements 567 Total Value 118,955 81.92 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	57788	10x4		40	21.17	847
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	57789	20x18		360	22.40	8,064



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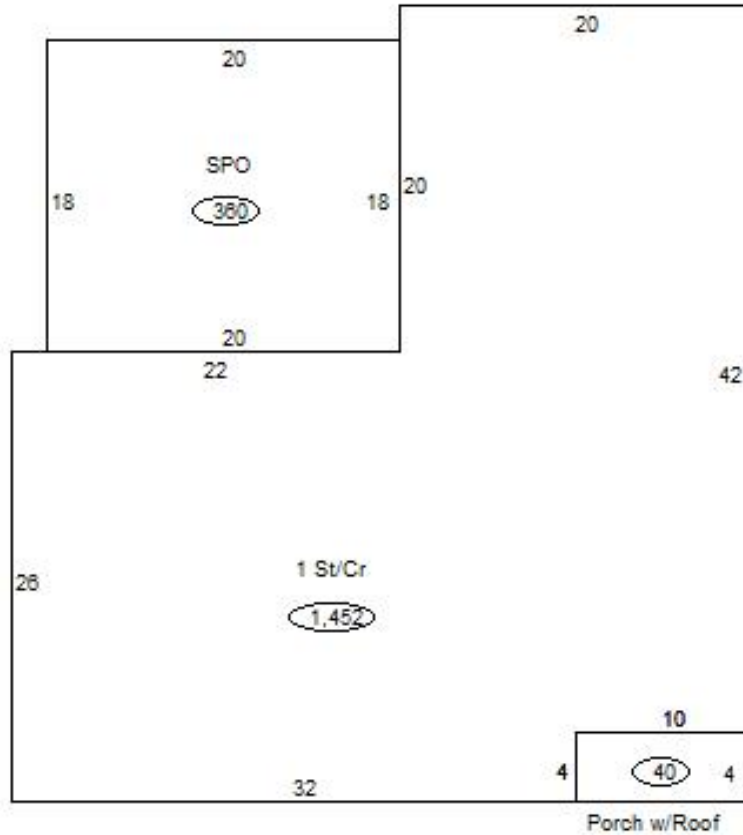
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Sketch Image

660023444



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,452	1.000	1,452
2	M	PRCH		13	SLBC	40	1.000	40
3	M	EPKS		13	Screen Porch	360	1.000	360
Total Building Area						1,452		1,452



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x 360) 1,260		Modifier Total	RCN 1,260	Depr (55% Phys/ % Func) 693	RCNLD 567
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD