



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:35:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023447 Parcel ID 000000-00-0-45010-006-0003 Cadastral ID 27-24-15-02220 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 263874 CLARE, GREGORY A & TAMMI A 204 N ELM ST TALALA OK 74080-9603 Parcel Location Situs 00204 N ELM ST Subdivision TALALA TOWN Lot/Block 0003 / 0006 Parcel Size 2 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53164506 -95.70144724																																																																																																																									
Legal Description LOTS 2 & 3 & N 45' OF LOT 4 BLOCK 6 TALALA TOWN LESS E 25' THEREOF					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026
 Time 07:35:39
 Page 2

Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5596 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 24,376.00 x .37 = 9,125 Factor Value Adjustments 1.0000 Lot Value 9,125		<p>660023447 01/16/25</p> <p>660023447_001.JPG 1/23/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,191 / 1,191
Style	100% One Story
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	1952 / 44

Cost Approach				Manual : 01/2025			
Base Cost	96.31	Total Misc Impr	+ 19,473				
Roofing Adj	+ 4.19	Garage Cost	+ 0				
Subfloor Adj	+ 2.44	Total RCN	= 147,994				
Heat/Cool Adj	+ 0.76	Depreciation (54%)	- 79,917				
Plumbing Adj	+ 4.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 68,077				
Adj Base Cost	= 107.91	Lot Value	+ 9,125				
Total Area	x 1,191	Indicated Value	= 77,202				
Adjusted Cost	= 128,521	Value Per SqFt	64.82				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	96,577	81.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	49,050		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,077		
Lot Value	9,125		
Indicated Value	77,202	64.82	Per SqFt
Agland Value			
Site Improvements	34,835		
Total Value	112,037	94.07	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2016	1	0.00	
PRCH	SLAB PORCH - COVERED	57792	10x8		80	21.04	1,683
EPSW	ENCLOSED PORCH - SOLID WALL	57793	10x10		100	55.16	5,516
EPSW	ENCLOSED PORCH - SOLID WALL	57794	13x6		78	55.35	4,317
EPSW	ENCLOSED PORCH - SOLID WALL	57795	13x10		130	54.91	7,138
PATO	SLAB PORCH - OPEN	145782	10x8		80	10.24	819

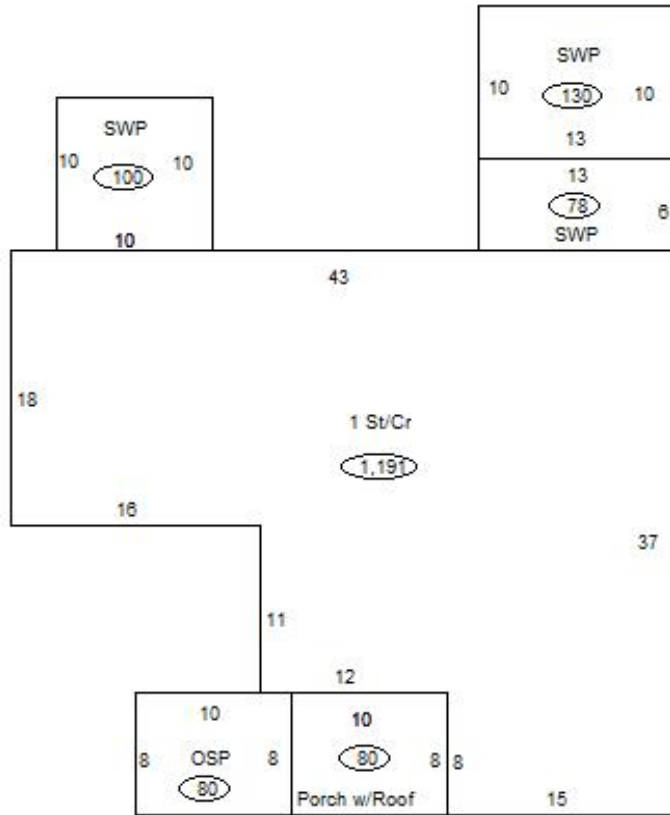


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Date 04/17/2026
 Time 07:35:39
 Page 3

Sketch Image

660023447



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,191	1.000	1,191
2	M	PRCH		13	SLBC	80	1.000	80
3	M	EPSW		13	EPSW	100	1.000	100
4	M	EPSW		13	EPSW	78	1.000	78
5	M	EPSW		13	EPSW	130	1.000	130
6	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,191		1,191



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Date 04/17/2026
Time 07:35:40
Page 4

660023447

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,020
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (31.18 x 1,020)		31,804		31,804	4,771	27,033
	UTIL	SHOP BUILDING	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (29.97 x 192)		5,754		5,754		5,754
	PRCH	SLAB PORCH - COVERED	4x16x0			64
	Qual 3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (26.73 x 64)		1,711		1,711		1,711
	STF	STG FAIR	18x20x0			360
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 360)		1,685		1,685	1,348	337
	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)						