



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:24:18
 Page 1

Assessment Data					Primary Image																																																	
Account 660023456 Parcel ID 000000-00-0-45010-009-0006 Cadastral ID 27-24-15-02320 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 326713 JASS RENTALS LLC 9977 E 330 RD TALALA OK 74080-0000 Parcel Location Situs 00204 LOCUST Subdivision TALALA TOWN Lot/Block 0006 / 0009 Parcel Size 2 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660023456 12/03/24</p> <p>660023456_003.JPG 1/23/2025</p>																																																	
Legal Description Lat/Long: 36.53100935 -95.69619408																																																						
LOTS 5 & 6 BLOCK 9 TALALA TOWN					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		/	LITWIN-YOUNGERS, BETTY CHRISTIN	02/05/2025	85,000	YES																																													
					2500/115	MITCHELL, MABLE EARLINE	09/16/2015	0	4																																													
					2500/112	MITCHELL, HAROLD & MABLE EARLIN	09/16/2015	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 10,870</td> <td>10,870</td> <td>11%</td> <td>1,196</td> <td>Assessed</td> <td>9,351</td> <td>1,011.61</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 74,132</td> <td>74,132</td> <td> </td> <td>8,155</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 85,002</td> <td>85,002</td> <td> </td> <td>9,351</td> <td>Total Taxable</td> <td>9,351</td> <td>1,012.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2026	Land Value 10,870	10,870	11%	1,196	Assessed	9,351	1,011.61	Year Frozen	0	Improvements 74,132	74,132		8,155	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 85,002	85,002		9,351	Total Taxable	9,351	1,012.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																														
Remove Cap	2026	Land Value 10,870	10,870	11%	1,196	Assessed	9,351	1,011.61																																														
Year Frozen	0	Improvements 74,132	74,132		8,155	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 85,002	85,002		9,351	Total Taxable	9,351	1,012.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023456	JASS RENTALS LLC	32	86,108	0	9,472	1,025.00																																															
2024	2024-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	95,678	0	9,140	957.00																																															
2023	2023-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	82,160	0	8,705	905.00																																															
2022	2022-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	83,552	0	8,290	858.00																																															
2021	2021-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	77,984	0	7,896	823.00																																															
2020	2020-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	68,358	0	7,519	787.00																																															
2019	2019-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	67,043	0	7,375	756.00																																															
2018	2018-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	71,482	0	7,863	834.00																																															
2017	2017-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	70,899	0	7,799	886.00																																															
2016	2016-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	68,943	0	7,445	762.00																																															
2015	2015-660023456	LITWIN-YOUNGERS, BETTY CHRISTINE	32	69,379	1000	6,091	609.00																																															
2014	2014-660023456	MITCHELL, HAROLD & MABLE EARLINE	32	69,966	1000	5,884	587.00																																															
2013	2013-660023456	MITCHELL, HAROLD	32	66,800	1000	5,684	550.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:24:19
 Page 2

Lot Data		Square-Foot - NBHD 1202 #1	
Lot Size			
Lot Count			
Units Buildable	22400		
Non-Ag Acres	0.5146		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	22,415.00 x .39 = 8,845		
Factor Value			
Adjustments	1.2289		
Lot Value	10,870		



660023456_003.JPG 1/23/2025

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	89,237	61.97	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	95.54	Total Misc Impr	+	9,307	
Roofing Adj	+ 3.94	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	172,401	
Heat/Cool Adj	+ 10.30	Depreciation (57%)	-	98,269	
Plumbing Adj	+ 3.48	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	74,132	
Adj Base Cost	= 113.26	Lot Value	+	10,870	
Total Area	x 1,440	Indicated Value	=	85,002	
Adjusted Cost	= 163,094	Value Per SqFt		59.03	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,132		
Lot Value	10,870		
Indicated Value	85,002	59.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	85,002	59.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57806	9x6		54	21.12		1,140
EPSW	ENCLOSED PORCH - SOLID WALL	57807	12x11		132	54.89		7,245
PATO	SLAB PORCH - OPEN	145783	10x9		90	10.24		922



Rogers

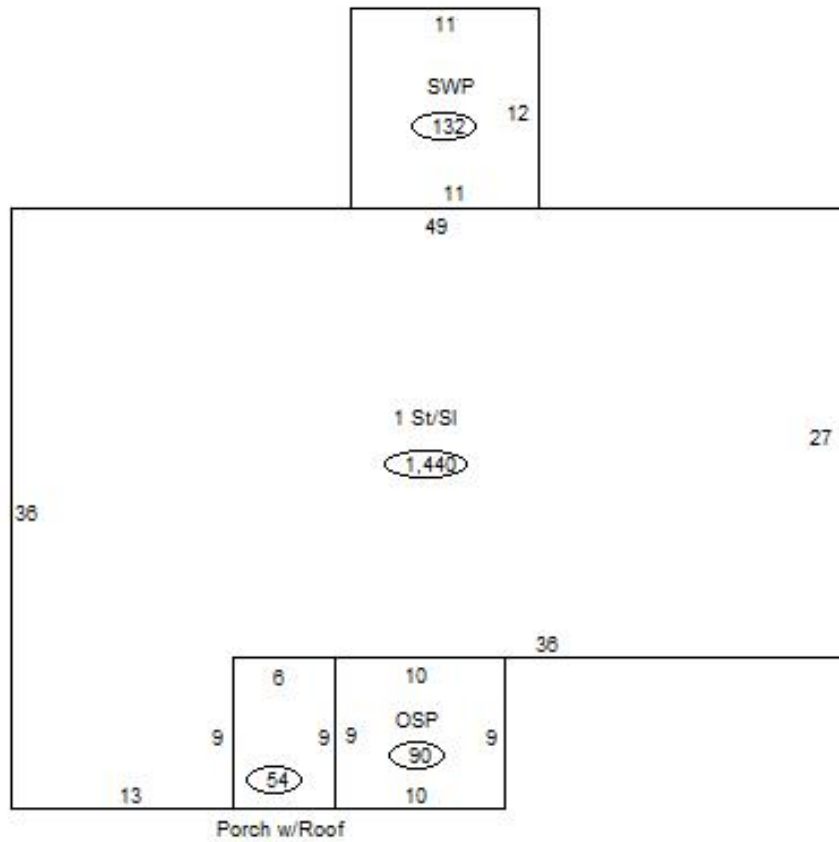
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:24:19
 Page 3

Sketch Image

660023456



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,440	1.000	1,440
2	M	PRCH		13	SLBC	54	1.000	54
3	M	EPSW		13	EPSW	132	1.000	132
4	M	PATO		13	Open Slab	90	1.000	90
Total Building Area						1,440		1,440



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:24:19
Page 4

660023456

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					