




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660023469 <b>Parcel ID</b> 000000-00-0-45010-011-0008 <b>Cadastral ID</b> 27-24-15-02430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 2 <b>Tax Area</b> 32 - TALALA OT/NW FIRE <b>Name ID</b> 340739 ST JOHN, CODY  8514 E 380 RD TALALA OK 74080-3067  <b>Parcel Location</b> <b>Situs</b> 00503 WATOVA <b>Subdivision</b> TALALA TOWN <b>Lot/Block</b> 0008 / 0011 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 24 / 15 / 5 <b>Neighborhood</b> 1202 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660023469 12/04/24</p> <p>660023469_004.JPG 1/23/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.53072929 -95.69355690																																																						
LOT 8 BLOCK 11 TALALA TOWN					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	ST JOHN, BOBBY GENE	02/06/2023	0	4																																													
					1495/680	ST JOHN, BOBBY &	07/01/2003	0	4																																													
					897/498	ST JOHN, BOBBY &	10/26/1992	0	No																																													
<b>Parcel Valuation</b>					<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>0</td> <td>Land Value 5,437</td> <td>5,437</td> <td>11%</td> <td>598</td> <td>Assessed</td> <td>8,894</td> <td>962.17</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 75,417</td> <td>75,417</td> <td> </td> <td>8,296</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 80,854</td> <td>80,854</td> <td> </td> <td>8,894</td> <td>Total Taxable</td> <td>8,894</td> <td>962.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 5,437	5,437	11%	598	Assessed	8,894	962.17	Year Frozen	0	Improvements 75,417	75,417		8,296	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 80,854	80,854		8,894	Total Taxable	8,894	962.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023469	ST JOHN, CODY	32	78,262	0	8,609	932.00																																															
2024	2024-660023469	ST JOHN, CODY	32	83,575	0	8,324	872.00																																															
2023	2023-660023469	ST JOHN, CODY	32	72,067	0	7,927	824.00																																															
2022	2022-660023469	ST JOHN, BOBBY GENE	32	73,180	0	8,050	833.00																																															
2021	2021-660023469	ST JOHN, BOBBY GENE	32	76,006	0	8,270	862.00																																															
2020	2020-660023469	ST JOHN, BOBBY GENE	32	71,599	0	7,876	824.00																																															
2019	2019-660023469	ST JOHN, BOBBY GENE	32	68,579	0	7,544	773.00																																															
2018	2018-660023469	ST JOHN, BOBBY GENE	32	72,592	0	7,985	848.00																																															
2017	2017-660023469	ST JOHN, BOBBY GENE	32	71,898	0	7,716	875.00																																															
2016	2016-660023469	ST JOHN, BOBBY GENE	32	70,206	0	7,349	752.00																																															
2015	2015-660023469	ST JOHN, BOBBY GENE	32	68,663	0	6,999	685.00																																															
2014	2014-660023469	ST JOHN, BOBBY GENE	32	69,288	0	6,666	652.00																																															
2013	2013-660023469	ST JOHN, BOBBY GENE	32	64,966	0	6,348	601.00																																															




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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 11200 <b>Non-Ag Acres</b> 0.2582 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,249.00 x .48 = 5,437 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 5,437		 <p>660023469 12/04/24</p> <p>660023469_004.JPG 1/23/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,247 / 1,247
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,247
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 91,326 73.24 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 38,010 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	87.41	<b>Total Misc Impr</b>	+ 0	<b>Roofing Adj</b>	+ 4.67	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 132,681	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 45%)</b>	- 59,706
<b>Plumbing Adj</b>	+ 4.02	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 72,975
<b>Adj Base Cost</b>	= 106.40	<b>Lot Value</b>	+ 5,437	<b>Total Area</b>	x 1,247	<b>Indicated Value</b>	= 78,412
		<b>Value Per SqFt</b>	62.88	<b>Adjusted Cost</b>	= 132,681		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 72,975 <b>Lot Value</b> 5,437 <b>Indicated Value</b> 78,412 62.88 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,442 <b>Total Value</b> 80,854 64.84 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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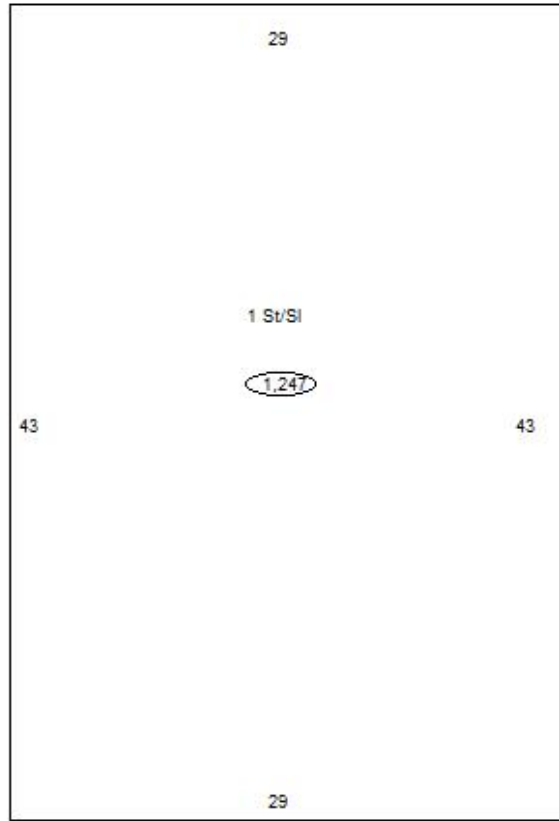
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,247	1.000	1,247
<b>Total Building Area</b>						1,247		1,247



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,196
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.21 x 1,196)		12,211		12,211	9,769	2,442
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						