



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660023473 Parcel ID 000000-00-0-45010-011-0014 Cadastral ID 27-24-15-02470 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 248814 OSBORNE, DAVID & CARLETTA PO BOX 313 OOLOGAH OK 74053-0000 Parcel Location Situs 00207 N PLUM ST Subdivision TALALA TOWN Lot/Block 0014 / 0011 Parcel Size 2 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660023473 12/04/24</p> <p>660023473_001.JPG 1/23/2025</p>														
Legal Description Lat/Long: 36.53177078 -95.69408031																			
LOTS 13 & 14 BLOCK 11 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	Yes	1,000	1,000	960/420	MITCHELL, DARRELL LEE	06/21/1994	21,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0	Land Value	8,843	6,303	11%	693	Assessed	1,430	154.70										
Year Frozen	0	Improvements	75,371	6,524		718	Penalty	0											
Uncapped Value	0	Mobile Home	6,618	175		19	Exemption	1,000	-94.00										
TIF Project ID	0	Total Value	90,832	13,002		1,430	Total Taxable	430	61.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023473	OSBORNE, DAVID & CARLETTA			32	90,995	1000	389	56.00										
2024	2024-660023473	OSBORNE, DAVID & CARLETTA			32	99,793	1000	349	51.00										
2023	2023-660023473	OSBORNE, DAVID & CARLETTA			32	87,512	1000	309	46.00										
2022	2022-660023473	OSBORNE, DAVID & CARLETTA			32	86,038	1000	272	41.00										
2021	2021-660023473	OSBORNE, DAVID & CARLETTA			32	99,821	1000	233	38.00										
2020	2020-660023473	OSBORNE, DAVID & CARLETTA			32	96,163	1000	198	33.00										
2019	2019-660023473	OSBORNE, DAVID & CARLETTA			32	91,058	1000	163	30.00										
2018	2018-660023473	OSBORNE, DAVID & CARLETTA			32	95,472	1000	129	27.00										
2017	2017-660023473	OSBORNE, DAVID & CARLETTA			32	94,631	1000	97	24.00										
2016	2016-660023473	OSBORNE, DAVID & CARLETTA			32	90,150	1000	65	20.00										
2015	2015-660023473	OSBORNE, DAVID & CARLETTA			32	88,660	1000	34	16.00										
2014	2014-660023473	OSBORNE, DAVID & CARLETTA			32	88,134	1000	3	13.00										
2013	2013-660023473	OSBORNE, DAVID & CARLETTA			32	94,506	975		11.00										




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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size Lot Count Units Buildable 22400 Non-Ag Acres 0.5143 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,401.00 x .39 = 8,843 Factor Value Adjustments 1.0000 Lot Value 8,843		 <p>660023473 12/04/24</p> <p>660023473_001.JPG 1/23/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	757 / 1,514
Style	100% Two Story
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	/ 1.0 /
Basement Area	
Garage Type	384 Carport - Gable Roof
Remodel	
Year/Eff Age	2001 / 25

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 121,153 80.02 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	63.67	Total Misc Impr	+ 11,394	Roofing Adj	+ 0.00	Garage Cost	+ 2,127
Subfloor Adj	+ 1.36	Total RCN	= 116,594	Heat/Cool Adj	+ 0.00	Depreciation (37%)	- 43,140
Plumbing Adj	+ 3.05	Lump Sums	+ 1,917	Basement Adj	+ 0.00	RCNLD	= 75,371
Adj Base Cost	= 68.08	Lot Value	+ 8,843	Total Area	x 1,514	Indicated Value	= 84,214
		Value Per SqFt	55.62	Adjusted Cost	= 103,073		

Value Reconciliation
Selected Approach Cost Approach Improvements 75,371 Lot Value 8,843 Indicated Value 84,214 55.62 Per SqFt Agland Value Site Improvements Total Value 84,214 55.62 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	57827	136		136	20.14	30%	1,917
PRCH	SLAB PORCH - COVERED	57828	8x4		32	18.33		587
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	57830	18x10		180	19.82		3,568
EPSW	ENCLOSED PORCH - SOLID WALL	57831	16x8		128	47.51		6,081
EPSW	ENCLOSED PORCH - SOLID WALL	57832	6x4		24	48.25		1,158



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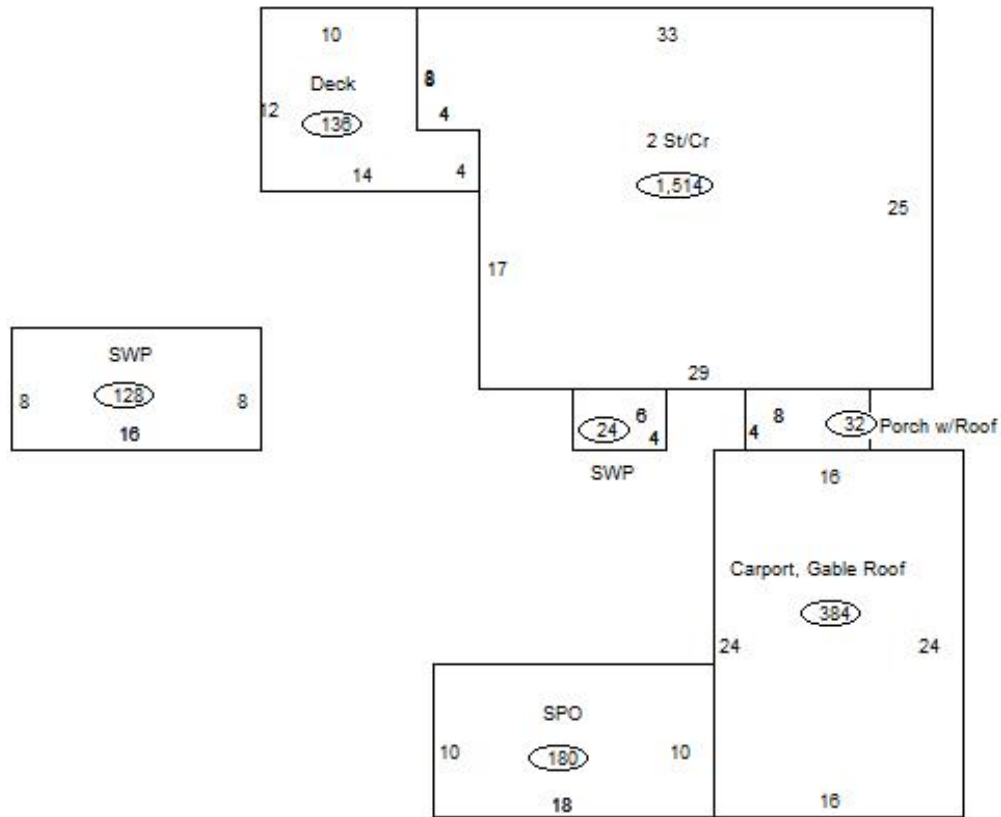
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	757	2.000	1,514
2	M	WODO		13	WODO	136	1.000	136
3	M	PRCH		13	SLBC	32	1.000	32
4	G	3		13	Carport, Gable Roof	384	1.000	384
5	M	EPKS		13	Screen Porch	180	1.000	180
6	M	EPSW		13	EPSW	128	1.000	128
7	M	EPSW		13	EPSW	24	1.000	24
Total Building Area						757		1,514



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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)						



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 69 x 16
Condition	1.2 - Low
Quality	1.2 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,104 / 1,104
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 72

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	6,618
Lot Value	
Indicated Value	6,618 5.99 Per SqFt
Agland Value	
Site Improvements	
Total Value	6,618 5.99 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	27.80	Total Misc Impr	+	0
Roofing Adj	+ 2.22	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	38,927
Heat/Cool Adj	+ 0.00	Depreciation (83%)	-	32,309
Plumbing Adj	+ 5.24	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	6,618
Adj Base Cost	= 35.26	Lot Value	+	
Total Area	x 1,104	Indicated Value	=	6,618
Adjusted Cost	= 38,927	Value Per SqFt		5.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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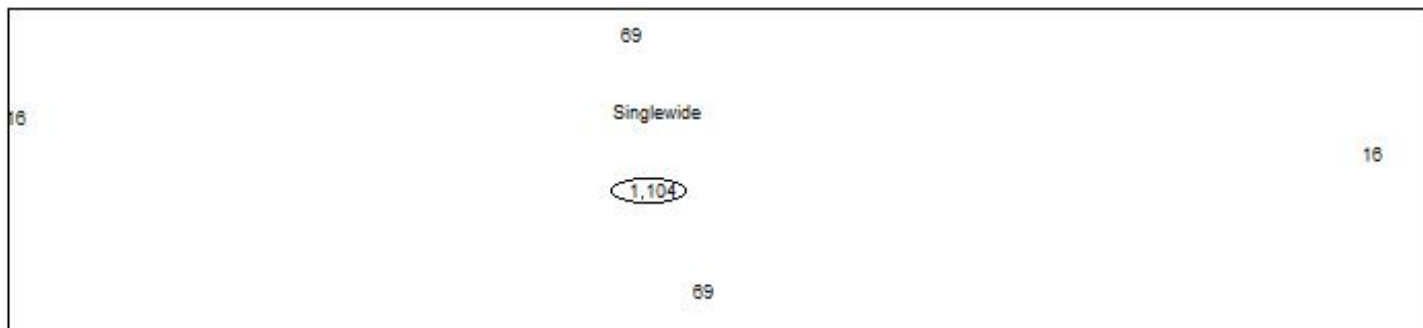
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,104	1.000	1,104
Total Building Area						1,104		1,104