




# 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> 660023489 <b>Parcel ID</b> 000000-00-0-45010-015-0008 <b>Cadastral ID</b> 27-24-15-02620 <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> 338767 SINDA 2 LLC  9925 E OAK ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00101 N PLUM ST <b>Subdivision</b> TALALA TOWN <b>Lot/Block</b> 0008 / 0015 <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>660023489 11/21/24</p> <p>660023489_002.JPG 1/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.52980533 -95.69492472																																																																																																																									
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																																
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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> 11625 <b>Non-Ag Acres</b> 0.2669 <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> 11,626.00 x .48 = 5,569 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 5,569		 <p>660023489 11/21/24</p> <p>660023489_002.JPG 1/23/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1 - Low
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Stone 60% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,196 / 1,196
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

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> 54,199 45.32 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	83.29	<b>Total Misc Impr</b>	+ 4,163	<b>Roofing Adj</b>	+ 3.69	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 133,929	<b>Heat/Cool Adj</b>	+ 9.48	<b>Depreciation ( 47%)</b>	- 62,947
<b>Plumbing Adj</b>	+ 9.73	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 70,982
<b>Adj Base Cost</b>	= 108.50	<b>Lot Value</b>	+ 5,569	<b>Total Area</b>	x 1,196	<b>Indicated Value</b>	= 76,551
		<b>Value Per SqFt</b>	64.01	<b>Adjusted Cost</b>	= 129,766		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 70,982 <b>Lot Value</b> 5,569 <b>Indicated Value</b> 76,551 64.01 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 76,551 64.01 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	57855	15x8		120	9.00		1,080
PATO	SLAB PORCH - OPEN	57856	25x18		450	6.85		3,083



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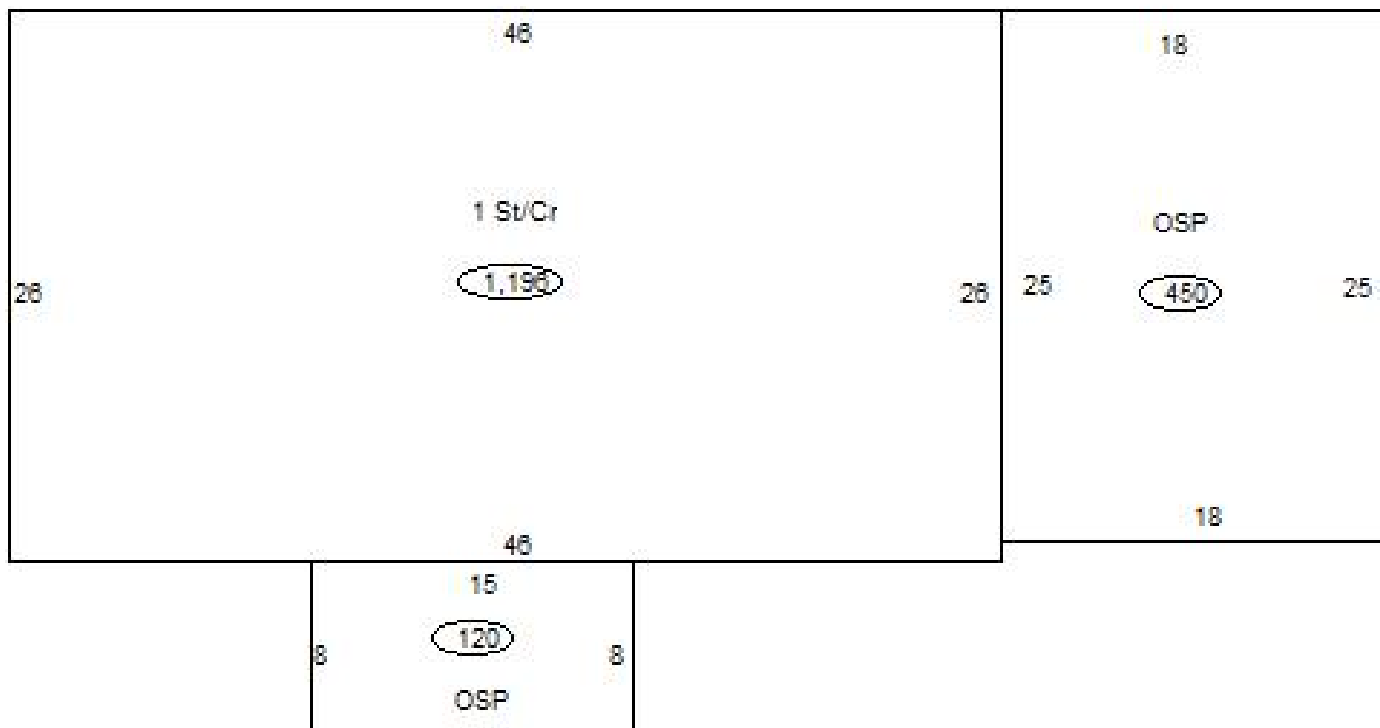
Date 04/16/2026

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Sketch Image

660023489



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,196	1.000	1,196
2	M	PATO		13	Open Slab	120	1.000	120
3	M	PATO		13	Open Slab	450	1.000	450
<b>Total Building Area</b>						1,196		1,196



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	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 (3.50 x )					
	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 )					



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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	<p>\\tsclient\C\Users\CB\Pictures\2020-01-30\IMG_0079.JPG 1/30/2020</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1 - Low
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,152 / 1,152
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 20

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	83.23	<b>Total Misc Impr</b>	+ 256				
<b>Roofing Adj</b>	+ 3.74	<b>Garage Cost</b>	+ 256				
<b>Subfloor Adj</b>	+ 2.37	<b>Total RCN</b>	= 125,732				
<b>Heat/Cool Adj</b>	+ 9.48	<b>Depreciation ( 27%)</b>	- 33,948				
<b>Plumbing Adj</b>	+ 10.10	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 91,784				
<b>Adj Base Cost</b>	= 108.92	<b>Lot Value</b>	+ 91,784				
<b>Total Area</b>	x 1,152	<b>Indicated Value</b>	= 91,784				
<b>Adjusted Cost</b>	= 125,476	<b>Value Per SqFt</b>	79.67				

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>	76,677	66.56	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>			
<b>Indicated Value</b>			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	91,784		
<b>Lot Value</b>			
<b>Indicated Value</b>	91,784	79.67	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	91,784	79.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	145791	4x4		16	9.15		146
PATO	SLAB PORCH - OPEN	145792	4x3		12	9.15		110



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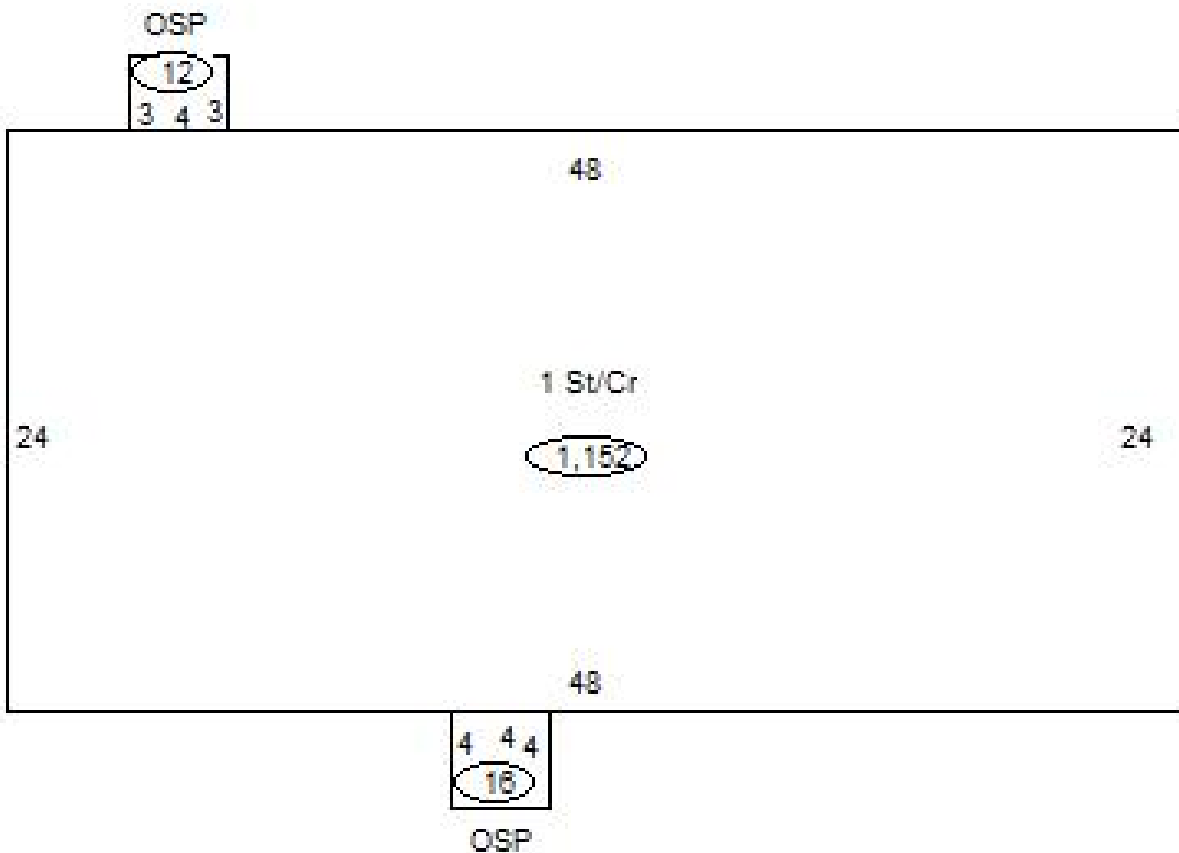
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Sketch Image

660023489



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2	M	PATO		13	Open Slab	16	1.000	16
3	M	PATO		13	Open Slab	12	1.000	12
<b>Total Building Area</b>						1,152		1,152



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	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 )						