




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 660023546 Parcel ID 000000-00-0-45010-026-0002 Cadastral ID 27-24-15-03210 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 313274 PEARSON, PATRICIA A & KRISTIN HUNNELL 206 E SEQUOYAH ST TALALA OK 74080-0000 Parcel Location Situs 00206 E SEQUOYAH ST Subdivision TALALA TOWN Lot/Block 0002 / 0026 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p style="text-align: center;">660023546 12/03/24</p> <p style="text-align: center;">660023546_002.JPG 1/23/2025</p>																																																					
Legal Description Lot/Long: 36.52930802 -95.69777048																																																										
LOT 2 BLOCK 26 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																																																	
SHLT	Other	Yes	70	70	2427/155	SIMMONS, VALORIE J	09/19/2014	105,000	YES																																																	
H	Homestead	Yes	1,000	1,000	1373/313	SEC OF HOUSING & URBAN DEV	04/15/2002	0																																																		
					1313/445	MATHEWS, NELSON NATHANIAL-&	07/12/2001	0	10																																																	
					1081/664	BACON, TERESA D	08/15/1997	58,500	Yes																																																	
					1000/554	CRUTCHFIELD, ROGER W &	08/30/1995	53,500	Yes																																																	
					883/321	GENERAL ELECTRIC MTG INS-CORP	05/28/1992	42,000	No																																																	
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>2015</td> <td>Land Value</td> <td>5,595</td> <td>5,595</td> <td>11%</td> <td>615</td> <td>Assessed</td> <td>14,289</td> <td>1,545.81</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>124,308</td> <td>124,308</td> <td> </td> <td>13,674</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,070</td> <td>-102.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>129,903</td> <td>129,903</td> <td> </td> <td>14,289</td> <td>Total Taxable</td> <td>13,219</td> <td>1,444.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2015	Land Value	5,595	5,595	11%	615	Assessed	14,289	1,545.81	Year Frozen	0	Improvements	124,308	124,308		13,674	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,070	-102.00	TIF Project ID	0	Total Value	129,903	129,903		14,289	Total Taxable	13,219	1,444.00
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TIF Project ID	0	Total Value	129,903	129,903		14,289	Total Taxable	13,219	1,444.00																																																	
Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660023546	PEARSON, PATRICIA A &	32	129,559	1070	12,903	1,410.00																																																			
2024	2024-660023546	PEARSON, PATRICIA A &	32	138,579	1000	12,566	1,330.00																																																			
2023	2023-660023546	PEARSON, PATRICIA A &	32	119,736	1000	12,171	1,280.00																																																			
2022	2022-660023546	PEARSON, PATRICIA A &	32	119,790	1000	12,130	1,270.00																																																			
2021	2021-660023546	PEARSON, PATRICIA A &	32	119,345	1000	11,747	1,238.00																																																			
2020	2020-660023546	PEARSON, PATRICIA A	32	115,441	1000	11,376	1,204.00																																																			
2019	2019-660023546	PEARSON, PATRICIA A	32	109,233	1000	11,016	1,143.00																																																			
2018	2018-660023546	PEARSON, PATRICIA A	32	114,092	1000	11,550	1,239.00																																																			
2017	2017-660023546	PEARSON, PATRICIA A	32	112,999	1000	11,404	1,307.00																																																			
2016	2016-660023546	PEARSON, PATRICIA A	32	109,777	1000	11,043	1,143.00																																																			
2015	2015-660023546	PEARSON, PATRICIA A	32	106,289	1000	10,692	1,061.00																																																			
2014	2014-660023546	PEARSON, PATRICIA A	32	92,190	1000	8,323	826.00																																																			
2013	2013-660023546	SIMMONS, VALORIE J	32	86,349	1000	8,051	773.00																																																			



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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size Lot Count Units Buildable 11700 Non-Ag Acres 0.2686 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,701.00 x .48 = 5,595 Factor Value Adjustments 1.0000 Lot Value 5,595		<p>660023546 12/03/24</p> <p>660023546_002.JPG 1/23/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,327 / 1,327
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,327
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	473 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

Cost Approach		Manual : 01/2025	
Base Cost	114.92	Total Misc Impr	+ 3,575
Roofing Adj	+ 5.11	Garage Cost	+ 15,264
Subfloor Adj	+ -2.43	Total RCN	= 207,180
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 82,872
Plumbing Adj	+ 11.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,308
Adj Base Cost	= 141.93	Lot Value	+ 5,595
Total Area	x 1,327	Indicated Value	= 129,903
Adjusted Cost	= 188,341	Value Per SqFt	97.89

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	170,573 128.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	106,150 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	124,308
Lot Value	5,595
Indicated Value	129,903 97.89 Per SqFt
Agland Value	
Site Improvements	
Total Value	129,903 97.89 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	57938	15x10		150	11.02	1,653
PRCH	SLAB PORCH - COVERED	57939	12x6		72	26.70	1,922
SHLT	STORM SHELTER-AG IN GARAGE			1 2025	1	0.00	



Rogers

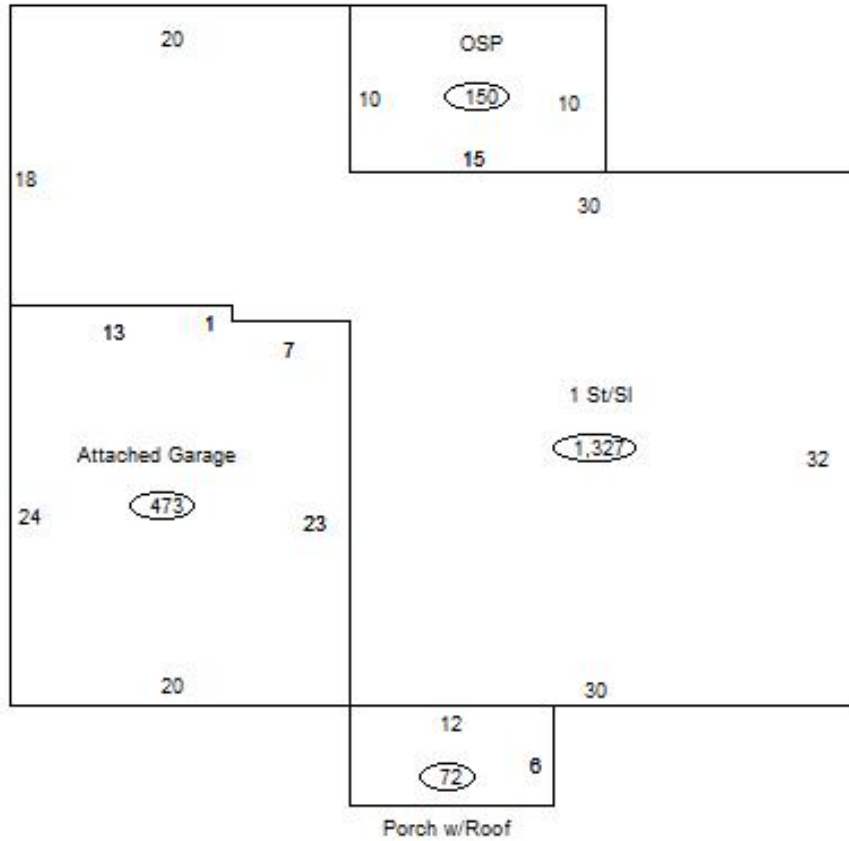
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,327	1.000	1,327
2	G	1		13	Attached Garage	473	1.000	473
3	M	PATO		13	Open Slab	150	1.000	150
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,327		1,327