




# 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> 660023548 <b>Parcel ID</b> 000000-00-0-45010-026-0008 <b>Cadastral ID</b> 27-24-15-03230 <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> 331108 PALES, STEPHEN DOUGLAS & STACIE JEAN  10891 S TALALA CREEK CT TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 00201 E CHEROKEE ST <b>Subdivision</b> TALALA TOWN <b>Lot/Block</b> 0008 / 0026 <b>Parcel Size</b> 4 - 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>660023548 12/02/24</p> <p>660023548_003.JPG 1/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.52883696 -95.69795246																																																																																																																									
LOTS 5 THRU 8 BLOCK 26 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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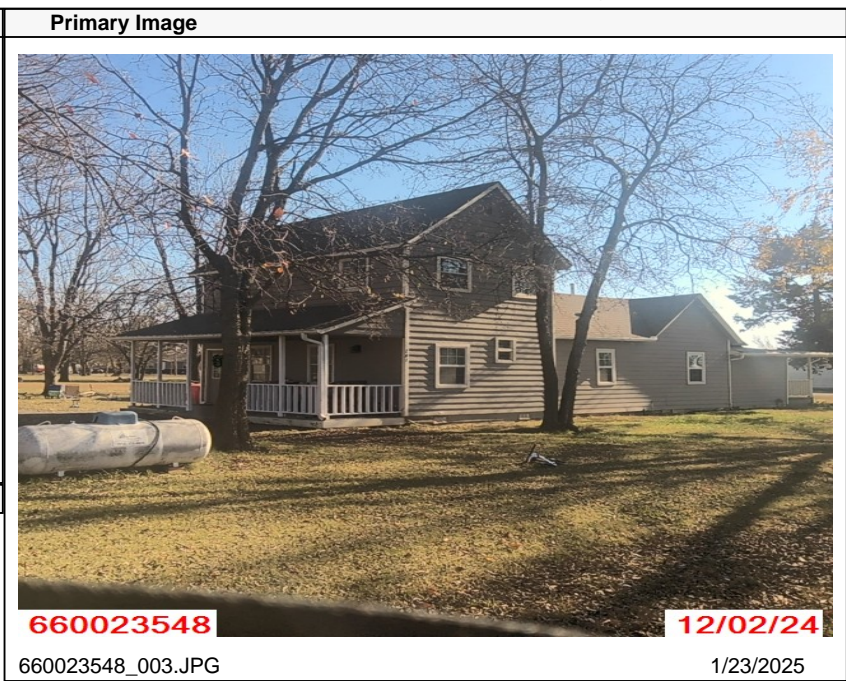
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Lot Data		Square-Foot - NBHD 1202 #1	
Lot Size			
Lot Count			
Units Buildable	46800		
Non-Ag Acres	1.0745		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,803.00 x .26 = 12,329		
Factor Value			
Adjustments	1.0000		
Lot Value	12,329		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Frame, Siding, Wc
Base/Total Area	1,508 / 1,940
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 39

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	137,459 70.86 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	75,210 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	134,108
Lot Value	12,329
Indicated Value	146,437 75.48 Per SqFt
Agland Value	
Site Improvements	
Total Value	146,437 75.48 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	90.35	Total Misc Impr	+	0
Roofing Adj	+ 3.77	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	218,619
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	100,565
Plumbing Adj	+ 5.93	Lump Sums	+	16,054
Basement Adj	+ 0.00	RCNLD	=	134,108
Adj Base Cost	= 112.69	Lot Value	+	12,329
Total Area	x 1,940	Indicated Value	=	146,437
Adjusted Cost	= 218,619	Value Per SqFt		75.48

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	57948	254		254	33.79		8,583
WODC	WOOD DECK - COVERED	57949	27x7		189	39.53		7,471



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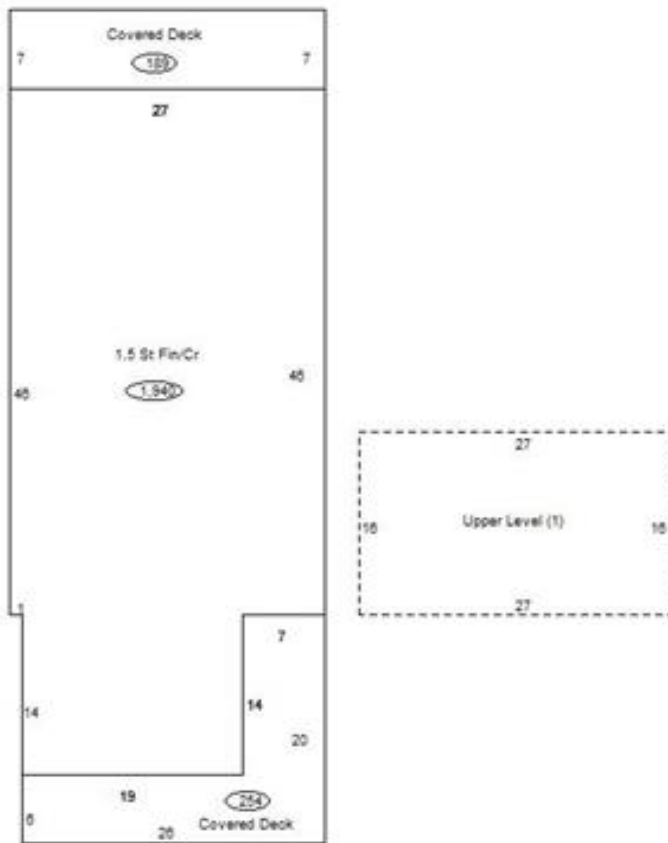
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,508	1.286	1,940
2	M	WODC		13	WODC	254	1.000	254
3	M	WODC		13	WODC	189	1.000	189
4	U	^UL		13	Upper Level (1)	432	1.000	432
<b>Total Building Area</b>						<b>1,508</b>		<b>1,940</b>



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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	
<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 )						