




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 660023559 Parcel ID 000000-00-0-45010-032-0012 Cadastral ID 27-24-15-03360 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 32 - TALALA OT/NW FIRE Name ID 277543 WEARE, JULIA L 302 CHEROKEE TALALA OK 74080-0000 Parcel Location Situs 00302 N CHEROKEE AVE Subdivision TALALA TOWN Lot/Block 0012 / 0032 Parcel Size 5 - Lots Sec/Twn/Rng 27 / 24 / 15 / 5 Neighborhood 1202 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>660023559 11/25/24</p> <p>660023559_004.JPG 1/23/2025</p>														
Legal Description Lat/Long: 36.52748396 -95.69682823																			
LOTS 1 THRU 12 BLOCK 32 & VACATED ALLEY & VACATED DELAWARE ST & E 40' WALNUT ST 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>R22 02</td> <td>R23 NEW SFR 1920 SQ FT</td> <td>08/2022</td> <td>04/2023</td> <td>160,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 02	R23 NEW SFR 1920 SQ FT	08/2022	04/2023	160,000
Number	Description	Opened	Closed	Amount															
R22 02	R23 NEW SFR 1920 SQ FT	08/2022	04/2023	160,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1313/415	GIRDNER, BERNICE M	08/22/2001	75,000	YES										
					1088/567	HAWKINS, MARK A &	11/14/1997	61,000	Yes										
					961/632	WILLIAMS, JAMES E &-DEBORAH F	06/30/1994	49,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2002		Land Value 35,571	35,571	11%	3,913	Assessed	23,679	2,561.63										
Year Frozen	0		Improvements 179,686	179,686		19,766	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		Total Value 215,257	215,257		23,679	Total Taxable	22,679	2,467.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660023559	WEARE, JULIA L			32	211,540	1000	22,270	2,423.00										
2024	2024-660023559	WEARE, JULIA L			32	211,394	0	23,254	2,436.00										
2023	2023-660023559	WEARE, JULIA L			32	83,088	0	9,140	950.00										
2022	2022-660023559	WEARE, JULIA L			32	83,680	0	9,205	953.00										
2021	2021-660023559	WEARE, JON K			32	80,853	0	8,874	925.00										
2020	2020-660023559	WEARE, JON K			32	76,831	0	8,452	884.00										
2019	2019-660023559	WEARE, JON K			32	76,053	0	8,366	858.00										
2018	2018-660023559	WEARE, JON K			32	79,844	0	8,783	932.00										
2017	2017-660023559	WEARE, JON K			32	79,346	0	8,728	991.00										
2016	2016-660023559	WEARE, JON K			32	78,051	0	8,586	879.00										
2015	2015-660023559	WEARE, JON K			32	76,969	0	8,467	829.00										
2014	2014-660023559	WEARE, JON K			32	77,431	0	8,518	833.00										
2013	2013-660023559	WEARE, JON K			32	76,235	0	8,239	780.00										



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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size Lot Count Units Buildable 206780 Non-Ag Acres 4.8094 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 209,497.00 x .17 = 35,571 Factor Value Adjustments 1.0000 Lot Value 35,571		

Residential Data	
Type	7 Modular Home
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	55% Frame, Siding, Vinyl 45% Veneer, Masonry
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 257,270 121.81 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 34,870 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	80.99	Total Misc Impr	+ 0	Garage Cost	+		
Roofing Adj	+ 0.00	Total RCN	= 176,732	Depreciation (4%)	-	7,069	
Subfloor Adj	+ 0.00	Lump Sums	+ 0	RCNLD	=	169,663	
Heat/Cool Adj	+ 0.00	Lot Value	+ 35,571	Indicated Value	=	205,234	
Plumbing Adj	+ 2.69	Value Per SqFt				97.18	
Basement Adj	+ 0.00						
Adj Base Cost	= 83.68						
Total Area	x 2,112						
Adjusted Cost	= 176,732						

Value Reconciliation
Selected Approach Cost Approach Improvements 169,663 Lot Value 35,571 Indicated Value 205,234 97.18 Per SqFt Agland Value Site Improvements 10,023 Total Value 215,257 101.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER		0	1	2012	1	0.00	



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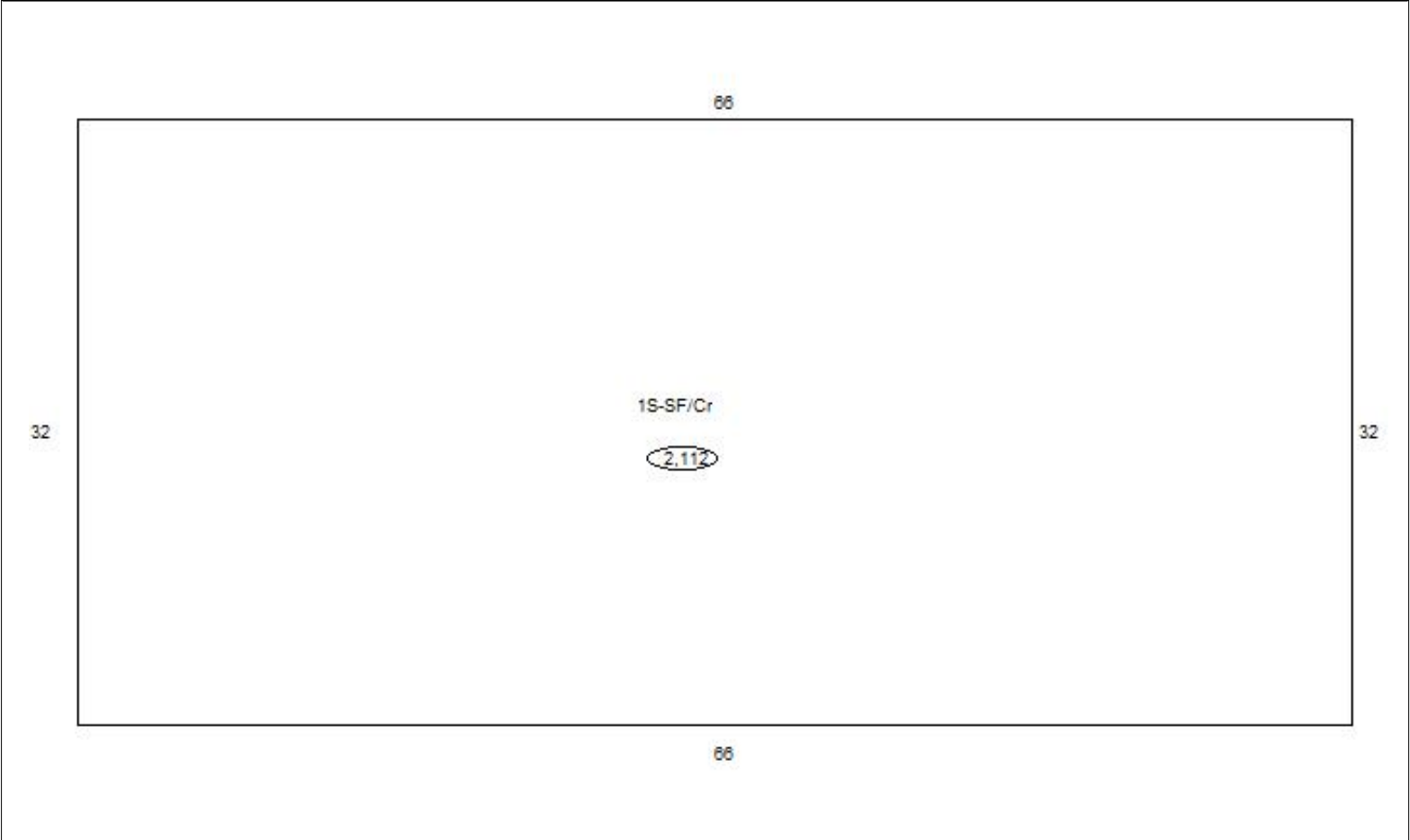
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	2,112	1.000	2,112
Total Building Area						2,112		2,112



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			600	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 600)	18,768		18,768	11,261	7,507
	BARN	BARN	0x0x0			744	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 744)	7,797		7,797	7,017	780
	LT	LEAN-TO	0x0x0			496	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 496)	1,448		1,448	1,303	145
	QF	QUAN FAIR	0x0x0			600	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (7.02 x 600)	4,212		4,212	3,159	1,053
	DTGF	DETACHED GARAGE FAIR	0x0x0			336	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 336)	5,376		5,376	4,838	538
	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)					
	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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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD