



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 04:34:26

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Assessment Data					Primary Image				
Account	660023569				<p>660023569 11/25/24</p> <p>660023569_001.JPG 1/23/2025</p>				
Parcel ID	000000-00-0-45010-034-0010								
Cadastral ID	27-24-15-03450								
Property Type	REAL - Real Property								
Property Class	URP VI Area 2								
Tax Area	32 - TALALA OT/NW FIRE								
Name ID	342311								
BALLENGER, JOHN TYLER & AVERY JUNE HENDRICKSON									
207 S OAK ST TALALA OK 74080-0000									
Parcel Location									
Situs	00207 S OAK ST								
Subdivision	TALALA TOWN								
Lot/Block	0010 / 0034		Parcel Size 2 - Lots						
Sec/Twn/Rng	27 / 24 / 15 / 5								
Neighborhood	1202 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.52744522 -95.69975108									
Building Permits									
N 65' OF LOT 9 & ALL LOT 10 BLOCK 34 & W 10' VACATED ALLEY TALALA TOWN									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	CORNWELL, RANDY &	08/15/2023	170,000	WG
					/	CORNWELL, RANDY RAYMOND & JEA	08/14/2023		
					1117/338	FITZGERALD, TERRY & BRENDA	03/11/1996	10,000	No
					836/730			14,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2024		Land Value	8,939	8,939	11%	Assessed	5,278	570.98
Year Frozen	0		Improvements	39,048	39,048		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-94.00
TIF Project ID	0		Total Value	47,987	47,987		Total Taxable	4,278	477.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660023569	BALLENGER, JOHN TYLER &			32	47,718	1000	4,249	474.00
2024	2024-660023569	BALLENGER, JOHN TYLER &			32	48,899	1000	4,379	472.00
2023	2023-660023569	BALLENGER, JOHN TYLER &			32	45,801	1000	3,903	420.00
2022	2022-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	43,272	1000	3,761	403.00
2021	2021-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	48,110	1000	4,292	461.00
2020	2020-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	47,283	1000	4,201	452.00
2019	2019-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	46,074	1000	4,068	430.00
2018	2018-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	48,569	1000	4,147	453.00
2017	2017-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	48,180	1000	3,998	466.00
2016	2016-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	44,126	1000	3,852	408.00
2015	2015-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	42,825	1000	3,711	377.00
2014	2014-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	42,844	1000	3,713	375.00
2013	2013-660023569	CORNWELL, RANDY RAYMOND & JEAN MARIE			32	42,739	1000	3,701	362.00



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Lot Data		Square-Foot - NBHD 1202 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	23200							
Non-Ag Acres	0.5296							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	23,070.00 x .39 = 8,939							
Factor Value								
Adjustments	1.0000							
Lot Value	8,939							
Residential Data				<div style="display: flex; justify-content: space-between;"> 660023569 11/25/24 </div> 660023569_001.JPG 1/23/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	8,939			
Cost Approach				Indicated Value	8,939 0.00 Per SqFt			
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	8,939 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 8,939					
Total Area	x	Indicated Value	= 8,939					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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)					
	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)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 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 52 x 28
Condition	4 - Good
Quality	3.2 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,456 / 1,456
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	35.73	Total Misc Impr	+	0	
Roofing Adj	+ 2.85	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	73,106	
Heat/Cool Adj	+ 3.20	Depreciation (48%)	-	35,091	
Plumbing Adj	+ 8.43	Lump Sums	+	1,033	
Basement Adj	+ 0.00	RCNLD	=	39,048	
Adj Base Cost	= 50.21	Lot Value	+		
Total Area	x 1,456	Indicated Value	=	39,048	
Adjusted Cost	= 73,106	Value Per SqFt		26.82	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,048		
Lot Value			
Indicated Value	39,048	26.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	39,048	26.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	132946	6x6		36	31.87	10%	1,033



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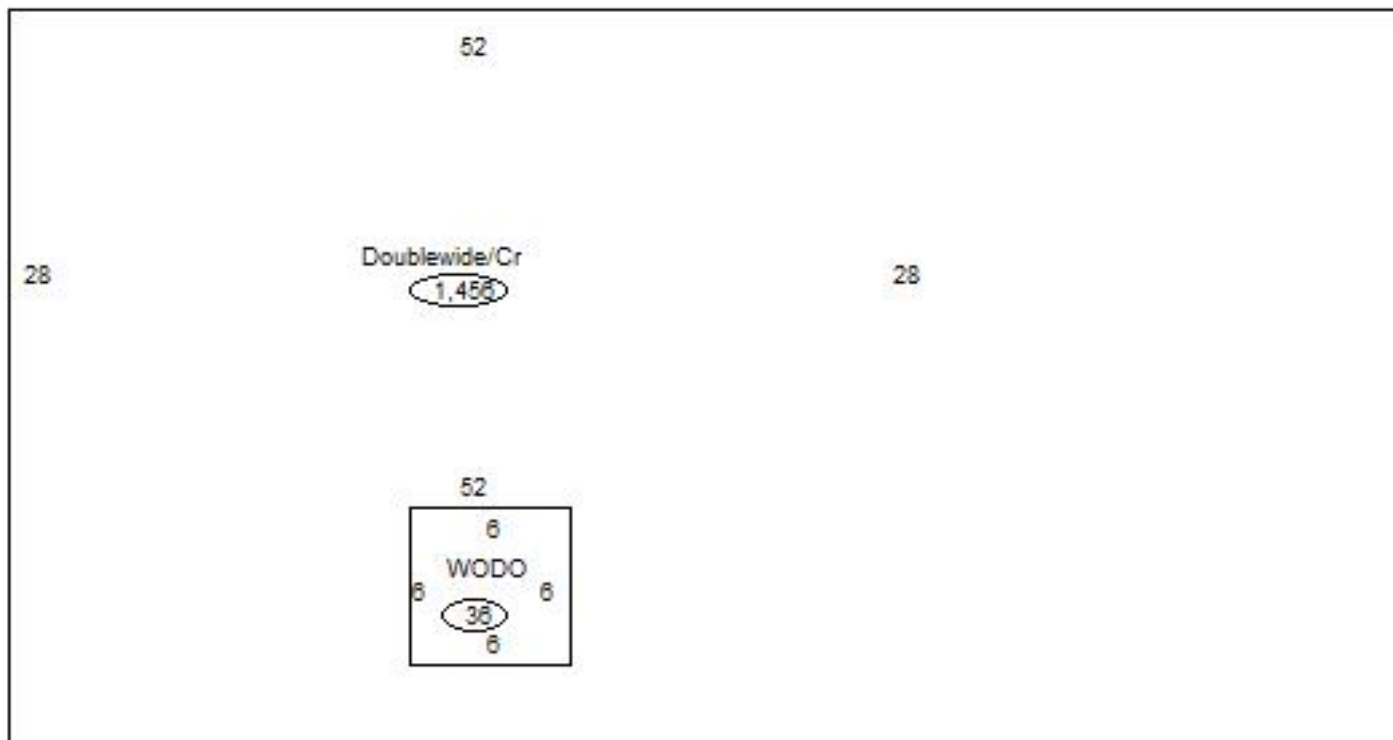
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	10	Doublewide/Cr	1,456	1.000	1,456
2	M	WODO		10	WODO	36	1.000	36
Total Building Area						1,456		1,456