



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:19:51
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Assessment Data					Primary Image																																																																																																																				
Account 660024397 Parcel ID 24N15E-28-3-00000-000-0000 Cadastral ID 28-24-15-00700 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348224 CURBY, WILLIAM & ALICE LIVING TRUST 6549 E 340 RD TALALA OK 74080-0000 Parcel Location Situs 06549 E 340 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 28 / 24 / 15 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52665822 -95.71588731										\\tsclient\T\TOMMY DUNLAP\New folder (447)\IMG_0003.JPG 3/26/2025																																																																																																															
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
 Lot Count
 Units Buildable
 Non-Ag Acres 0
 Topography
 Street Access
 Utilities
 Amenities LAND QUALITY

Method Units-Buildable
 Base Lot Value
 Factor Value
 Adjustments
 Lot Value



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Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 3 - Average
 Architecture
 Style 100% One Story
 Exterior Wall 100% Veneer, Stone
 Base/Total Area 2,220 / 2,220
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 2,220
 Fixture/RghIn 13 /
 Bed/F/H Bath 3 / 2.5 /
 Basement Area
 Garage Type 273 Attached Garage - Unfinished
 Remodel
 Year/Eff Age 1977 / 37

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code
 Adjusted R
 Indicated Value

Direct Comparables

Selection Model 1 Res
 Adjustment Model A2 AO Test
 Comparables
 Indicated Value

Cost Approach

Manual : 01/2025

Base Cost	108.26	Total Misc Impr	+	32,505
Roofing Adj	+ 4.49	Garage Cost	+	10,207
Subfloor Adj	+ -2.15	Total RCN	=	333,576
Heat/Cool Adj	+ 12.39	Depreciation (44%)	-	146,773
Plumbing Adj	+ 8.03	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	186,803
Adj Base Cost	= 131.02	Lot Value	+	
Total Area	x 2,220	Indicated Value	=	186,803
Adjusted Cost	= 290,864	Value Per SqFt		84.15

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	186,803		
Lot Value			
Indicated Value	186,803	84.15	Per SqFt
Agland Value	7,083		
Site Improvements	12,500		
Total Value	206,386	92.97	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	59703	212		212	25.73		5,455
PRCH	SLAB PORCH - COVERED	59704	420		420	25.11		10,546
CPDT	CARPORT - DETACHED	59706	494		494	11.13		5,498



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	12,500	12,500



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30	0		9.000	54	54	486	486
TMBR Totals						9.000			486	486
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76	0		31.000	213	213	6,597	6,597
IMP PST Totals						31.000			6,597	6,597
Total Agland						40.000			7,083	7,083