



# 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> 660024419 <b>Parcel ID</b> 000000-00-0-45030-008-0015 <b>Cadastral ID</b> 28-24-15-01480 <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> 202784 MCELHANEY, MICHAEL L &  JERI L 202 N WILLOW TALALA OK 74080-4000  <b>Parcel Location</b> <b>Situs</b> 00402 S WILLOW ST <b>Subdivision</b> NORTHSIDE (TALALA) <b>Lot/Block</b> 0015 / 0008 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> 28 / 24 / 15 / 5 <b>Neighborhood</b> 1202 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660024419 02/06/25</p> <p>660024419_003.JPG 2/6/2025</p>														
<b>Legal Description</b> Lat/Long: 36.53133425 -95.70502770																			
LOTS 13-14 & 15 BLOCK 8 NORTHSIDE (TALALA)					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					804/333			28,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
<b>Remove Cap</b>	0	<b>Land Value</b>	4,688	4,688	11%	516	<b>Assessed</b>	8,231	890.44										
<b>Year Frozen</b>	0	<b>Improvements</b>	70,138	70,138		7,715	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	74,826	74,826		8,231	<b>Total Taxable</b>	8,231	890.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024419	MCELHANEY, MICHAEL L &			32	72,113	0	7,905	855.00										
2024	2024-660024419	MCELHANEY, MICHAEL L &			32	75,679	0	7,529	788.00										
2023	2023-660024419	MCELHANEY, MICHAEL L &			32	65,180	0	7,170	745.00										
2022	2022-660024419	MCELHANEY, MICHAEL L &			32	66,318	0	7,295	755.00										
2021	2021-660024419	MCELHANEY, MICHAEL L &			32	72,751	0	7,481	780.00										
2020	2020-660024419	MCELHANEY, MICHAEL L &			32	73,542	0	7,125	746.00										
2019	2019-660024419	MCELHANEY, MICHAEL L &			32	70,454	0	6,786	696.00										
2018	2018-660024419	MCELHANEY, MICHAEL L &			32	73,919	0	6,463	686.00										
2017	2017-660024419	MCELHANEY, MICHAEL L &			32	73,226	0	6,155	698.00										
2016	2016-660024419	MCELHANEY, MICHAEL L &			32	71,155	0	5,862	600.00										
2015	2015-660024419	MCELHANEY, MICHAEL L &			32	69,376	0	5,583	547.00										
2014	2014-660024419	MCELHANEY, MICHAEL L &			32	69,994	0	5,317	521.00										
2013	2013-660024419	MCELHANEY, MICHAEL L &			32	65,772	0	5,064	479.00										



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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9375	
Non-Ag Acres	0.2152	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	9,376.00 x .50 = 4,688	
Factor Value		
Adjustments	1.0000	
Lot Value	4,688	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,120
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	336 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	107,554 96.03 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	92.46	Total Misc Impr	+ 8,318
Roofing Adj	+ 4.81	Garage Cost	+ 8,766
Subfloor Adj	+ 0.00	Total RCN	= 136,633
Heat/Cool Adj	+ 5.00	Depreciation ( 49%)	- 66,950
Plumbing Adj	+ 4.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,683
Adj Base Cost	= 106.74	Lot Value	+ 4,688
Total Area	x 1,120	Indicated Value	= 74,371
Adjusted Cost	= 119,549	Value Per SqFt	66.40

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	69,683
Lot Value	4,688
Indicated Value	74,371 66.40 Per SqFt
Agland Value	
Site Improvements	455
Total Value	74,826 66.81 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59731	14x4		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	59732	22x16		352	20.27		7,135



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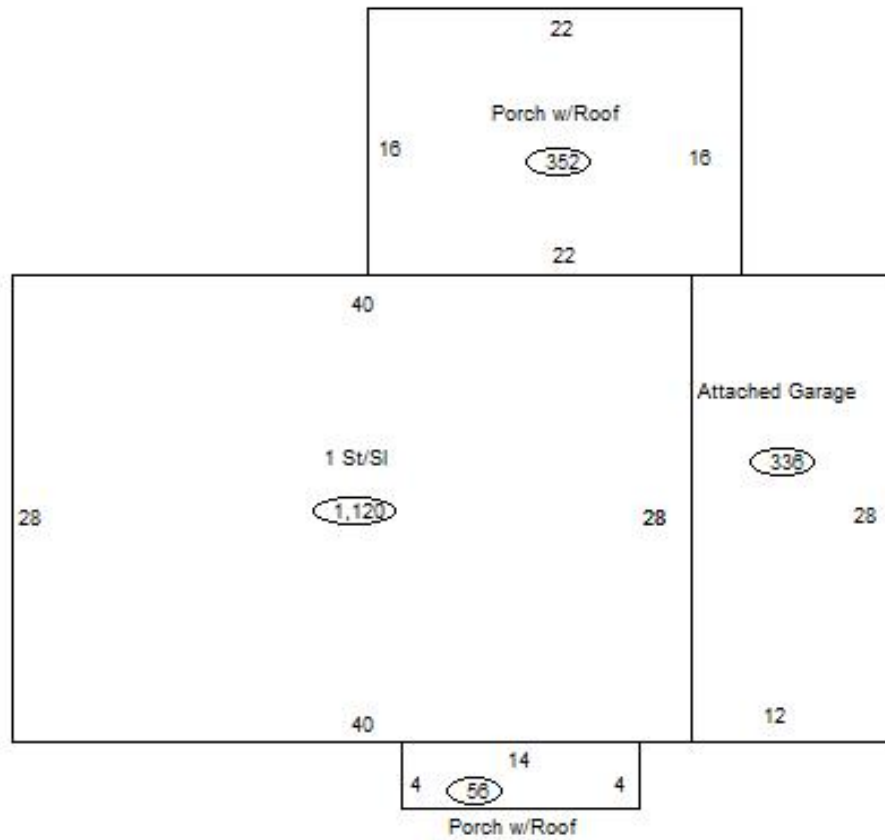
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,120	1.000	1,120
2	G	1		13	Attached Garage	336	1.000	336
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	352	1.000	352
<b>Total Building Area</b>						1,120		1,120



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	20x10x0			200
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (3.50 x 200) 700		<b>Modifier Total</b> 700	<b>RCN</b> 700	<b>Depr (35% Phys/ % Func)</b> 245	<b>RCNLD</b> 455
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (3.50 x )		<b>Modifier Total</b> 700	<b>RCN</b> 700	<b>Depr (100% Phys/ % Func)</b> 245	<b>RCNLD</b> 455
	GHF	GREENHOUSE	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (5.00 x )		<b>Modifier Total</b> 700	<b>RCN</b> 700	<b>Depr (100% Phys/ % Func)</b> 245	<b>RCNLD</b> 455