



# 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	660024428								
Parcel ID	000000-00-0-45040-003-0007								
Cadastral ID	28-24-15-01570								
Property Type	REAL - Real Property								
Property Class	URP VI Area 2								
Tax Area	32 - TALALA OT/NW FIRE								
Name ID	269770								
HARPER, RHONDA J									
101 N FARRA ST TALALA OK 74080-0000									
Parcel Location									
Situs	00101 N FARRAR ST								
Subdivision	WEST SIDE (TALALA)								
Lot/Block	0007 / 0003	Parcel Size	52 - Lots						
Sec/Twn/Rng	28 / 24 / 15 / 5								
Neighborhood	1202 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.53002705 -95.70755231									
ALL OF BLOCKS 2 & 3 AND VACATED ST BETWEEN BLOCKS 2 & 3 WESTSIDE (TALALA).									
Building Permits									
Number	Description	Opened	Closed	Amount					
ROLL ROLL		09/2004	11/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HARPER, RHONDA J & DUSTIN J	01/21/2019	0	WB					
1141/362	BANK OF THE LAKES, N A	11/06/1998	42,500	No					
1117/816	CAROLYN, LINDA	06/10/1998	0	No					
1026/444	DINSMORE, WILLIAM L &-GLADYS J	05/22/1996	42,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2005	Land Value	35,018	31,568	11%	3,472	Assessed	24,298 2,628.60	
Year Frozen	0	Improvements	213,967	189,326		20,826	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -95.00	
TIF Project ID	0	Total Value	248,985	220,894		24,298	Total Taxable	23,298 2,534.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660024428	HARPER, RHONDA J	32	235,375	1000	22,591	2,458.00		
2024	2024-660024428	HARPER, RHONDA J	32	263,591	1000	21,903	2,308.00		
2023	2023-660024428	HARPER, RHONDA J	32	225,806	1000	21,237	2,223.00		
2022	2022-660024428	HARPER, RHONDA J	32	219,561	1000	20,589	2,145.00		
2021	2021-660024428	HARPER, RHONDA J	32	190,549	1000	19,961	2,094.00		
2020	2020-660024428	HARPER, RHONDA J	32	190,806	1000	19,616	2,065.00		
2019	2019-660024428	HARPER, RHONDA J	32	181,956	1000	19,015	1,963.00		
2018	2018-660024428	HARPER, RHONDA J & DUSTIN J	32	186,240	1000	19,487	2,081.00		
2017	2017-660024428	HARPER, RHONDA J & DUSTIN J	32	184,662	1000	19,222	2,195.00		
2016	2016-660024428	HARPER, RHONDA J & DUSTIN J	32	180,399	1000	18,633	1,920.00		
2015	2015-660024428	HARPER, RHONDA J & DUSTIN J	32	175,117	1000	18,062	1,783.00		
2014	2014-660024428	HARPER, RHONDA J & DUSTIN J	32	178,096	1000	17,506	1,725.00		
2013	2013-660024428	HARPER, RHONDA J & DUSTIN J	32	169,053	1000	16,968	1,617.00		



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Lot Data	Square-Foot - NBHD 1202 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	165000	
Non-Ag Acres	4.7206	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	205,628.00 x .17 = 35,018	
Factor Value		
Adjustments	1.0000	
Lot Value	35,018	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,800 / 2,020
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	193,184 95.64 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	82.46	Total Misc Impr	+ 24,976				
Roofing Adj	+ 4.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 225,441				
Heat/Cool Adj	+ 10.30	Depreciation ( 23%)	- 51,851				
Plumbing Adj	+ 2.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 173,590				
Adj Base Cost	= 99.24	Lot Value	+ 35,018				
Total Area	x 2,020	Indicated Value	= 208,608				
Adjusted Cost	= 200,465	Value Per SqFt	103.27				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	173,590
Lot Value	35,018
Indicated Value	208,608 103.27 Per SqFt
Agland Value	
Site Improvements	40,377
Total Value	248,985 123.26 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59738	60x9		540	19.91		10,751
PRCH	SLAB PORCH - COVERED	59739	30x9		270	20.45		5,522
EPSW	ENCLOSED PORCH - SOLID WALL	115723	10x9		90	55.24		4,972
PRCH	SLAB PORCH - COVERED	115724	20x9		180	20.73		3,731
SHLT	STORM SHELTER			1 2020	1	0.00		



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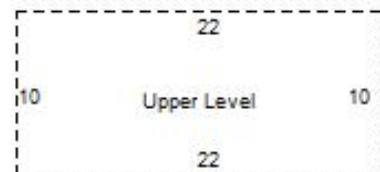
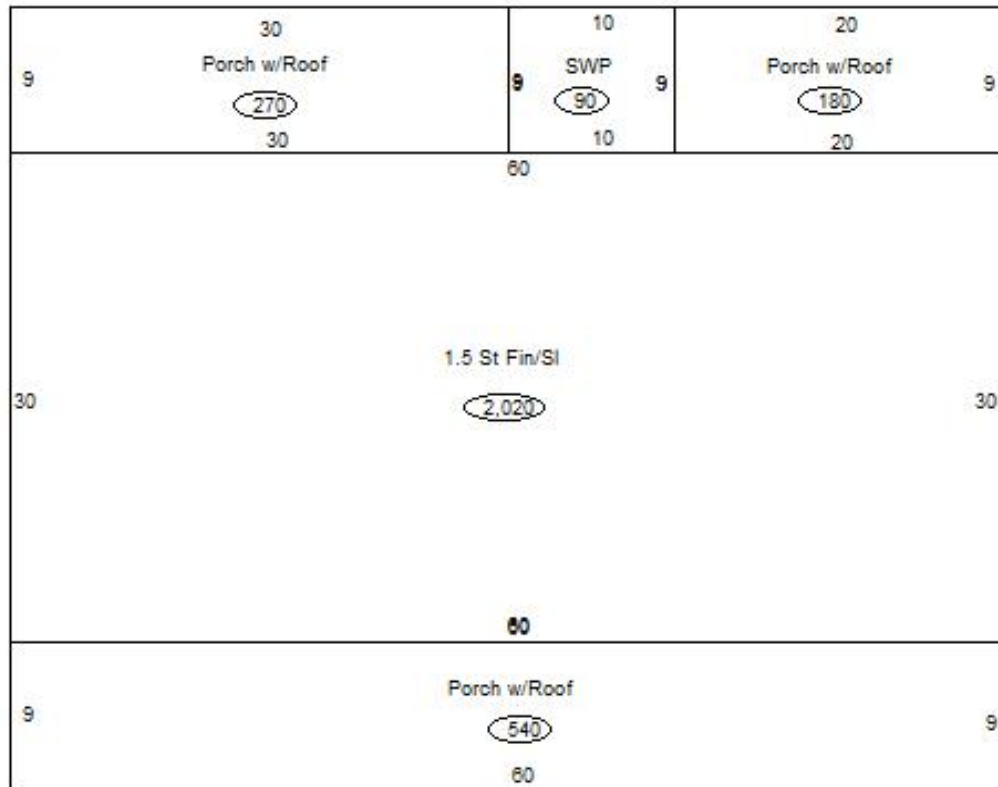
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,800	1.122	2,020
2	U	^UL		13	Upper Level	220	1.000	220
3	M	PRCH		13	SLBC	540	1.000	540
4	M	PRCH		13	SLBC	270	1.000	270
5	M	EPSW		13	EPSW	90	1.000	90
6	M	PRCH		13	SLBC	180	1.000	180
<b>Total Building Area</b>						<b>1,800</b>		<b>2,020</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,800	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.62 x 1,800)	49,716		49,716	19,886	29,830
	UTIL	SHOP BUILDING	0x0x0			216	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.28 x 216)	6,756		6,756	676	6,080
	LT	LEAN-TO	0x0x0			360	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 360)	1,051		1,051	420	631
	LT	LEAN-TO	0x0x0			924	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 924)	2,698		2,698	270	2,428
	LF	LOAFING SHED	0x0x0			270	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 270)	1,150		1,150	288	862
	CP	CARPOR DIRT	0x0x0			240	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 240)	840		840	294	546