



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:51:11  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024431 <b>Parcel ID</b> 000000-00-0-45040-006-0026 <b>Cadastral ID</b> 28-24-15-01620 <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> 257899 PAYNE, SOLON ROBERT &  JANE A 102 N FARRA ST TALALA OK 74080-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00102 FARRA ST <b>Subdivision</b> WEST SIDE (TALALA) <b>Lot/Block</b> 0026 / 0006 <b>Parcel Size</b> 26 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.52944792 -95.70892022					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1202 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	82500							
Non-Ag Acres	0.9605							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	41,839.00 x .28 = 11,620							
Factor Value								
Adjustments	1.0000							
Lot Value	11,620							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	11,620				
Total Area	x	Indicated Value	=	11,620				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



660024431

02/06/25

660024431\_004.JPG

2/6/2025

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	11,620		
Indicated Value	11,620	0.00	Per SqFt
Agland Value			
Site Improvements	37,724		
Total Value	49,344	0.00	Total Value Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x24x0			480
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.15 x 480)		5,832		5,832	1,808
	LT	LEAN-TO	14x36x0			504
	Qual	3	Cond 3	Year 2016	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 504)		1,472		1,472	
	BARN	BARN	0x0x0			1,584
	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 (9.69 x 1,584)		15,349		15,349	6,140
	BARN	BARN	0x0x0			1,296
	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 (10.08 x 1,296)		13,064		13,064	5,226
	GRAT	GARAGE - ATTACHED	0x0x0			784
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.79 x 784)		23,355		23,355	8,174



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Lot Data		Square-Foot - NBHD 1202 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value		\\tsclient\C\TOMS PC PICS\2016-07-05 07-05-2016\07-05-2016 01 7/6/2016						
Adjustments		<b>GRM Approach</b>						
Lot Value		GRM Code		Gross Rent	0.00			
<b>Residential Data</b>		Indicated Value		<b>Multiple Regression</b>				
Type	6 Mobile Home 60 x 28	MRA Code		Adusted R				
Condition	3 - Average	Indicated Value		<b>Direct Comparables</b>				
Quality	3 - Average	Selection Model		A Adam Test				
Architecture	6 MS ADJ	Adjustment Model		1 2022 Residential				
Style	100% Double Wide	Comparables		Indicated Value				
Exterior Wall	100% Lap	<b>Value Reconciliation</b>		Selected Approach Cost Approach				
Base/Total Area	1,680 / 1,680	Improvements		31,717				
Style	100% Double Wide	Lot Value		31,717				
HVAC	100% Warmed & Cooled Air	Indicated Value		31,717				
Roof Cover	1 Composition Shingle	Agland Value		18.88 Per SqFt				
Area on Slab		Site Improvements						
Fixture/RghIn	/	Total Value		31,717				
Bed/F/H Bath	/ /	Value Per SqFt		18.88 Total Value Per SqFt				
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1998 / 21							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	33.46	Total Misc Impr	+	0				
Roofing Adj	+ 2.58	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	75,516				
Heat/Cool Adj	+ 2.58	Depreciation ( 58%)	-	43,799				
Plumbing Adj	+ 6.33	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	31,717				
Adj Base Cost	= 44.95	Lot Value	+					
Total Area	x 1,680	Indicated Value	=	31,717				
Adjusted Cost	= 75,516	Value Per SqFt		18.88				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value