




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 660025123 Parcel ID 24N15E-29-2-00000-000-0000 Cadastral ID 29-24-15-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 255508 WOOD, THOMAS L & IDA JEAN 5323 S 4080 RD TALALA OK 74080-0000 Parcel Location Situs 05323 S 4080 RD Subdivision Lot/Block / Parcel Size 49.32 - Acres Sec/Twn/Rng 29 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					 <p>660025123 01/28/25</p> <p>660025123_004.JPG 2/6/2025</p>				
Legal Description Lat/Long: 36.53442753 -95.73281820									
N2 S2 NW & N2 S2 S2 NW & SW NE LESS TR DESC 2022-005298 AS BEG NW/C S2 NW; N88.5246E 2634.69'; S01.2621E 359.75'; S88.5246W 2635.04'; N01.2259W 359.73' TO POB. & LESS TR DESC 2022-015734 AS S 208.71' N2 S2 S2 NW & S 538.46' SW NE.					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	0	Land Value	11,110	8,384	11%	922	Assessed	14,273	1,544.08
Year Frozen	2011	Improvements	160,829	121,371		13,351	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	171,939	129,755		14,273	Total Taxable	13,273	1,450.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660025123	WOOD, THOMAS L &	10	168,223	1000	13,274	1,450.00	
2024	2024-660025123	WOOD, THOMAS L &	10	184,684	1000	13,273	1,404.00	
2023	2023-660025123	WOOD, THOMAS L &	10	154,318	1000	13,273	1,394.00	
2022	2022-660025123	WOOD, THOMAS L &	10	152,459	1000	13,273	1,387.00	
2021	2021-660025123	WOOD, THOMAS L &	10	160,161	1000	13,982	1,471.00	
2020	2020-660025123	WOOD, THOMAS L &	10	157,514	1000	13,981	1,492.00	
2019	2019-660025123	WOOD, THOMAS L &	10	154,879	1000	13,981	1,465.00	
2018	2018-660025123	WOOD, THOMAS L &	10	161,028	1000	13,982	1,516.00	
2017	2017-660025123	WOOD, THOMAS L &	10	159,315	1000	13,981	1,603.00	
2016	2016-660025123	WOOD, THOMAS L &	10	156,483	1000	13,982	1,462.00	
2015	2015-660025123	WOOD, THOMAS L &	10	153,275	1000	13,982	1,383.00	
2014	2014-660025123	WOOD, THOMAS L &	10	154,666	1000	13,981	1,379.00	
2013	2013-660025123	WOOD, THOMAS L &	10	146,152	1000	13,981	1,334.00	



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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



660025123_004.JPG

2/6/2025

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 2.5 - Fair
 Architecture
 Style 100% One Story
 Exterior Wall 100% Veneer, Stone
 Base/Total Area 1,666 / 1,666
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 1,666
 Fixture/RghIn 7 /
 Bed/F/H Bath 3 / 1.5 /
 Basement Area
 Garage Type 462 Carport - Gable Roof
 Remodel
 Year/Eff Age 1985 / 31

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	105.60	Total Misc Impr	+	25,115
Roofing Adj	+ 4.24	Garage Cost	+	3,667
Subfloor Adj	+ -1.13	Total RCN	=	237,682
Heat/Cool Adj	+ 11.24	Depreciation (41%)	-	97,450
Plumbing Adj	+ 5.43	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	140,232
Adj Base Cost	= 125.39	Lot Value	+	
Total Area	x 1,666	Indicated Value	=	140,232
Adjusted Cost	= 208,900	Value Per SqFt		84.17

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	140,232		
Lot Value			
Indicated Value	140,232	84.17	Per SqFt
Agland Value	11,110		
Site Improvements	20,597		
Total Value	171,939	103.20	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	4,994.06		4,994
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	61704	12x8		96	25.97		2,493
EPSW	ENCLOSED PORCH - SOLID WALL	61706	21x14		294	59.96		17,628



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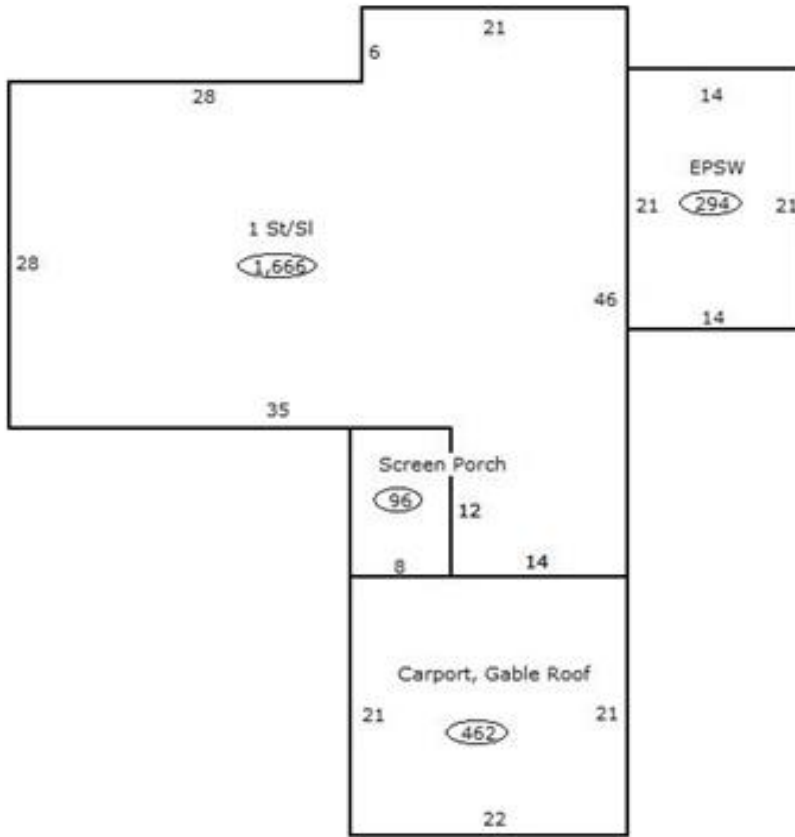
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,666	1.000	1,666
2	M	EPKS		10	Screen Porch	96	1.000	96
3	G	3		10	Carport, Gable Roof	462	1.000	462
4	M	EPSW		10	EPSW	294	1.000	294
Total Building Area						1,666		1,666



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,888
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (8.15 x 3,888)		31,687	31,687	11,090		20,597



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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			3.500	54	54	189	189
TMBR Totals						3.500			189	189
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.500	72	72	180	180
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			6.240	182	182	1,138	1,138
NTV PST Totals						8.740			1,318	1,318
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.000	84	84	84	84
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			3.080	168	168	517	517
IMP PST Totals						4.080			601	601
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80			16.000	280	280	4,480	4,480
PAA	PARSONS SILT LOAM 0-1% SL	CLT LND	76			17.000	266	266	4,522	4,522
CLT LND Totals						33.000			9,002	9,002
Total Agland						49.320			11,110	11,110