




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660025125 Parcel ID 24N15E-29-3-00000-000-0000 Cadastral ID 29-24-15-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 304060 BRUCE, JAMES A & MARY K 5903 S 4080 RD TALALA OK 74080-0000					 <p>660025125 01/28/25</p> <p>660025125_003.JPG 2/6/2025</p>																																																																																																																				
Parcel Location Situs 05903 S 4080 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 29 / 24 / 15 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52670908 -95.73831552					Building Permits <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>R5</td> <td>ROLL NEW ADD-ON & WODx2 PER V5,</td> <td>12/2004</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	ROLL NEW ADD-ON & WODx2 PER V5,	12/2004	12/2004																																																																																																							
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABLE)

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



660025125

01/28/25

660025125_003.JPG

2/6/2025

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 3.5 - Average
 Architecture
 Style 100% One Story
 Exterior Wall 100% Veneer, Masonry
 Base/Total Area 2,813 / 2,813
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 2,813
 Fixture/RghIn 8 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type 624 Attached Garage - Unfinished
 Remodel RMA -
 Year/Eff Age 1972 / 35

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	227,076		
Lot Value			
Indicated Value	227,076	80.72	Per SqFt
Agland Value	8,655		
Site Improvements	23,690		
Total Value	259,421	92.22	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	104.12	Total Misc Impr	+	12,210
Roofing Adj	+ 4.96	Garage Cost	+	23,219
Subfloor Adj	+ -3.16	Total RCN	=	386,154
Heat/Cool Adj	+ 14.18	Depreciation (43%)	-	166,046
Plumbing Adj	+ 4.58	Lump Sums	+	6,968
Basement Adj	+ 0.00	RCNLD	=	227,076
Adj Base Cost	= 124.68	Lot Value	+	
Total Area	x 2,813	Indicated Value	=	227,076
Adjusted Cost	= 350,725	Value Per SqFt		80.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
PATO	SLAB PORCH - OPEN	61713	17x11		187	11.78		2,203
WODO	WOOD DECK - OPEN	61714	31x16		496	18.73	25%	6,968
PRCH	SLAB PORCH - COVERED	61715	26x5		130	28.51		3,706



Rogers

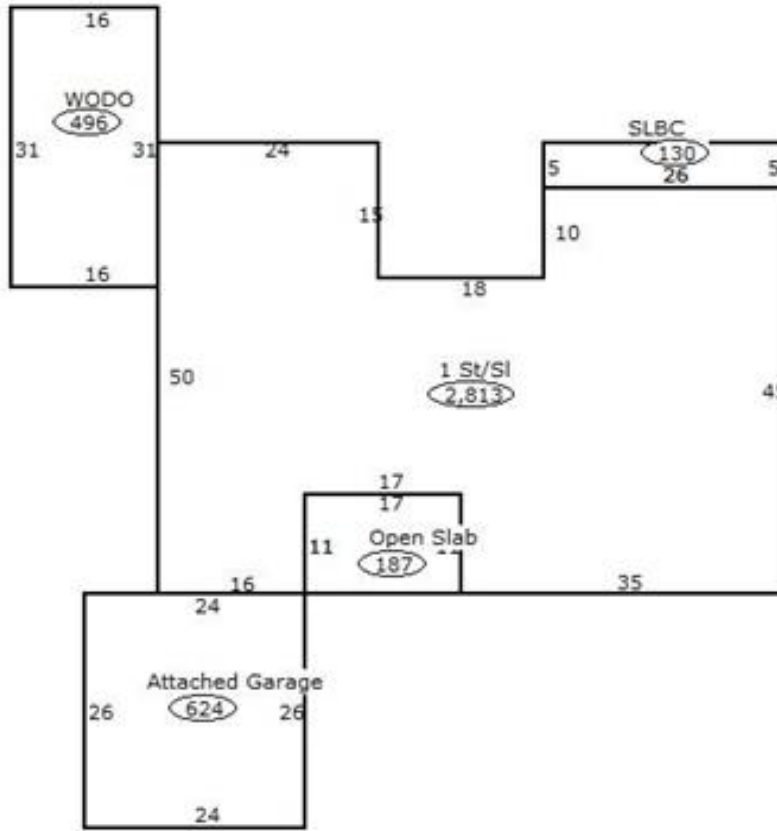
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Sketch Image

660025125



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,813	1.000	2,813
2	G	1		20	Attached Garage	624	1.000	624
3	M	PATO		20	Open Slab	187	1.000	187
4	M	WODO		20	WODO	496	1.000	496
5	M	PRCH		20	SLBC	130	1.000	130
Total Building Area						2,813		2,813



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,116
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (9.05 x 2,116)		19,150		19,150	12,448
	UTIL	SHOP BUILDING	0x0x0			1,152
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.73 x 1,152)		36,553		36,553	20,104
	STF	STG FAIR	0x0x0			144
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	135



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	1.000	143	143	143	143
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	4.000	168	168	672	672
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	35.000	224	224	7,840	7,840
IMP PST Totals						40.000			8,655	8,655
Total Agland						40.000			8,655	8,655