



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:01:30
 Page 1

Assessment Data					Primary Image														
Account 660027562 Parcel ID 24N16E-31-3-00000-000-0000 Cadastral ID 31-24-16-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 25554 MAY, CHARLES E 10495 E 350 TALALA OK 74080-0000 Parcel Location Situs 10495 E 350 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 31 / 24 / 16 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-27\IMG_0023.JPG 2/27/2020</p>														
Legal Description Lat/Long: 36.51661430 -95.64297846																			
NE NE SW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2698/325	MAY, CHARLES EDWARD	03/16/2018	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0		Land Value 297	155	11%	17	Assessed	15,488	1,675.52										
Year Frozen	2019		Improvements 269,739	140,649		15,471	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00										
TIF Project ID	0		Total Value 270,036	140,804		15,488	Total Taxable	14,488	1,581.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027562	MAY, CHARLES E			10	210,743	1000	14,489	1,581.00										
2024	2024-660027562	MAY, CHARLES E			10	206,398	1000	14,488	1,531.00										
2023	2023-660027562	MAY, CHARLES E			10	172,684	1000	14,489	1,521.00										
2022	2022-660027562	MAY, CHARLES E			10	169,098	1000	14,488	1,513.00										
2021	2021-660027562	MAY, CHARLES E			10	168,485	1000	14,488	1,524.00										
2020	2020-660027562	MAY, CHARLES E			10	166,761	1000	14,489	1,547.00										
2019	2019-660027562	MAY, CHARLES E			10	160,656	1000	14,489	1,518.00										
2018	2018-660027562	MAY, CHARLES E			10	167,906	1000	14,038	1,522.00										
2017	2017-660027562	MAY, CHARLES EDWARD			10	166,364	1000	13,600	1,559.00										
2016	2016-660027562	MAY, CHARLES EDWARD			10	162,292	1000	13,175	1,379.00										
2015	2015-660027562	MAY, CHARLES EDWARD			10	158,276	1000	12,762	1,263.00										
2014	2014-660027562	MAY, CHARLES EDWARD			10	161,658	1000	12,361	1,221.00										
2013	2013-660027562	MAY, CHARLES EDWARD			10	151,555	1000	11,972	1,144.00										



Rogers

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Date 04/17/2026
Time 06:01:30
Page 2

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



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2/27/2020

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3.5 - Average
Architecture TRAD TRADITIONAL
Style 100% 1 1/2 Story Finished
Exterior Wall 100% Veneer, Masonry
Base/Total Area 1,956 / 2,556
Style 100% 1 1/2 Story Finished
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 1,956
Fixture/RghIn 11 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 572 Attached Garage - Finished
Remodel
Year/Eff Age 1986 / 30

GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

Selection Model 1 Res
Adjustment Model A2 AO Test
Comparables
Indicated Value

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	228,114		
Lot Value			
Indicated Value	228,114	89.25	Per SqFt
Agland Value	297		
Site Improvements	41,625		
Total Value	270,036	105.65	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	98.71	Total Misc Impr	+	25,219
Roofing Adj	+ 4.05	Garage Cost	+	27,131
Subfloor Adj	+ -2.57	Total RCN	=	362,086
Heat/Cool Adj	+ 14.18	Depreciation (37%)	-	133,972
Plumbing Adj	+ 6.81	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	228,114
Adj Base Cost	= 121.18	Lot Value	+	
Total Area	x 2,556	Indicated Value	=	228,114
Adjusted Cost	= 309,736	Value Per SqFt		89.25

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
EPSW	ENCLOSED PORCH - SOLID WALL	66702	11x8		88	75.36		6,632
PATO	SLAB PORCH - OPEN	66703	11x5		55	12.67		697
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	66704	28x12		336	30.72		10,322
PATO	SLAB PORCH - OPEN	146683	10x8		80	12.67		1,014
PATO	SLAB PORCH - OPEN	146684	5x4		20	12.67		253



Rogers

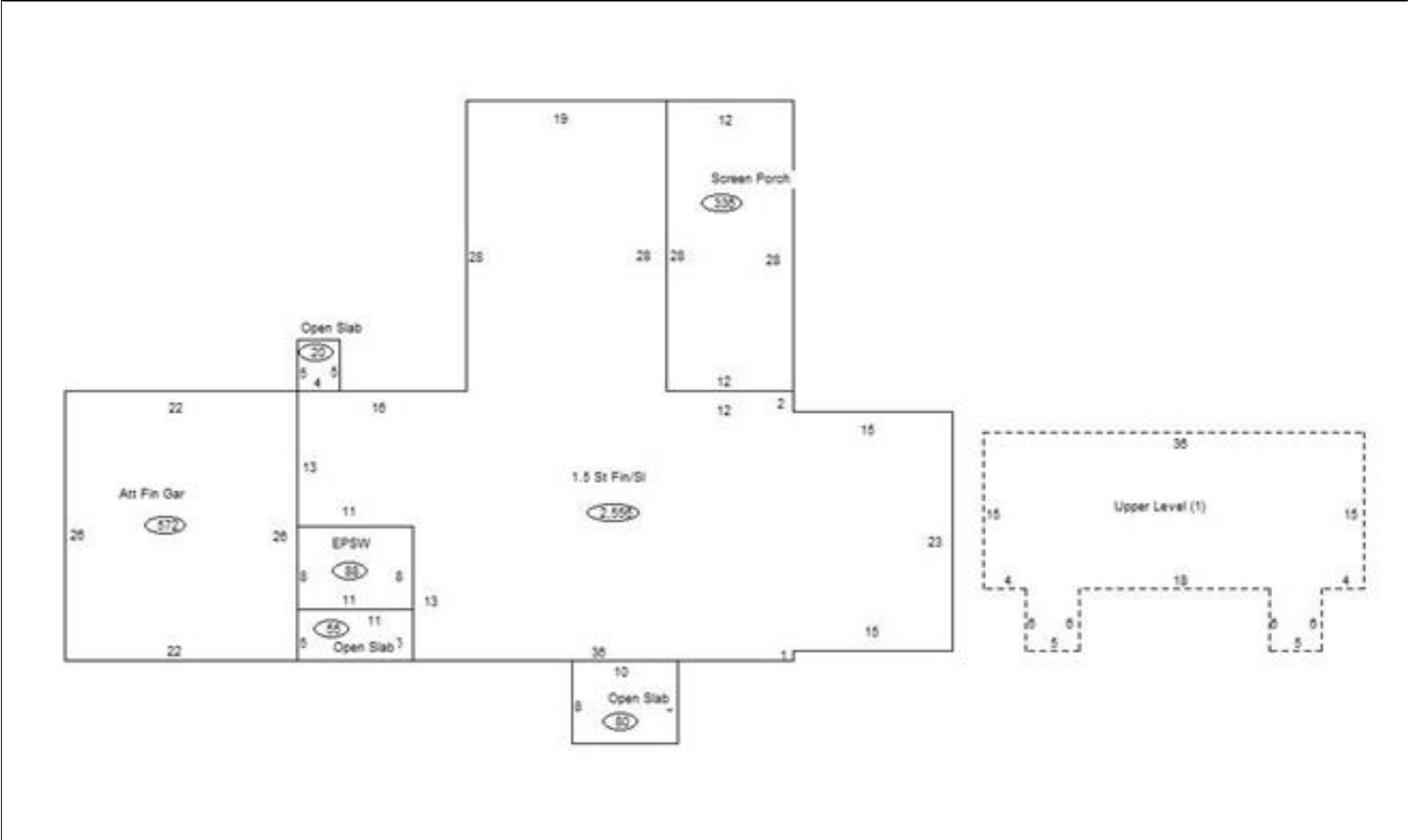
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:01:30
 Page 3

Sketch Image

660027562



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/SI	1,956	1.307	2,556
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	EPSW		13	EPSW	88	1.000	88
4	M	PATO		13	Open Slab	55	1.000	55
5	M	EPKS		13	Screen Porch	336	1.000	336
6	U	^UL		13	Upper Level (1)	600	1.000	600
7	M	PATO		13	Open Slab	80	1.000	80
8	M	PATO		13	Open Slab	20	1.000	20
Total Building Area						1,956		2,556



Rogers



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Date 04/17/2026
Time 06:01:30
Page 4

660027562

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x40x10	Concrete	Formed Metal	2,000
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.26 x 2,000)		54,520	54,520	13,630	40,890
	CPDT	Carport - Detached	12x18x14	Dirt	Formed Metal	216
	Qual	2	Cond 2	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (8.51 x 216)		1,838	1,838	1,103	735



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 06:01:30
Page 5

Agland Inventory

660027562

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20		0	3.000	36	36	108	108
SO	SOGN SOILS	TMBR	15		0	7.000	27	27	189	189
TMBR Totals						10.000			297	297
Total Agland						10.000			297	297