



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660027565 <b>Parcel ID</b> 000000-00-0-00402-001-0003 <b>Cadastral ID</b> 31-24-16-01030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 279845 RUARK, TRACI L  10481 E OAKMONT DR TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 10481 E OAKMONT DR <b>Subdivision</b> INDIAN HILLS MED CR <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 24 / 16 / 5 <b>Neighborhood</b> 1060 - R-V02-NW OOLOGAH-SEQUOYAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-25\IMG_0051.JPG 2/25/2020</p>																																																	
<b>Legal Description</b> Lat/Long: 36.52445557 -95.64281008																																																						
LOT 3 BLOCK 1 INDIAN HILLS MED CR					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1380/898	GABB, STEPHEN	05/22/2002	125,500	YES																																													
					1271/1	RODRIGUES, MARK & ELVA~JUNE	02/09/2001	37,500	YES																																													
					1259/446	NEEL, L C &	10/04/2000	30,000	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 23,475</td> <td>23,475</td> <td>11%</td> <td>2,582</td> <td>Assessed</td> <td>20,451</td> <td>2,212.42</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 162,441</td> <td>162,441</td> <td> </td> <td>17,869</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 185,916</td> <td>185,916</td> <td> </td> <td>20,451</td> <td>Total Taxable</td> <td>20,451</td> <td>2,212.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2002	Land Value 23,475	23,475	11%	2,582	Assessed	20,451	2,212.42	Year Frozen	0	Improvements 162,441	162,441		17,869	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 185,916	185,916		20,451	Total Taxable	20,451	2,212.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027565	RUARK, TRACI L	10	184,071	0	19,968	2,160.00																																															
2024	2024-660027565	RUARK, TRACI L	10	173,593	0	19,017	1,991.00																																															
2023	2023-660027565	RUARK, TRACI L	10	166,092	0	18,112	1,884.00																																															
2022	2022-660027565	RUARK, TRACI L	10	169,876	0	17,249	1,785.00																																															
2021	2021-660027565	RUARK, TRACI L	10	149,346	0	16,428	1,712.00																																															
2020	2020-660027565	RUARK, TRACI L	10	146,772	0	16,145	1,708.00																																															
2019	2019-660027565	RUARK, TRACI L	10	140,405	0	15,445	1,603.00																																															
2018	2018-660027565	RUARK, TRACI L	10	144,579	0	15,904	1,708.00																																															
2017	2017-660027565	RUARK, TRACI L	10	143,282	0	15,761	1,792.00																																															
2016	2016-660027565	RUARK, TRACI L	10	139,338	0	15,327	1,587.00																																															
2015	2015-660027565	RUARK, TRACI L	10	135,986	0	14,661	1,436.00																																															
2014	2014-660027565	RUARK, TRACI L	10	138,071	0	13,963	1,366.00																																															
2013	2013-660027565	RUARK, TRACI L	10	129,282	0	13,298	1,258.00																																															



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Lot Data	Square-Foot - NBHD 1060 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.499 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 21,736.00 x 1.08 = 23,475 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 23,475		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	719 / 1,466
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	719
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	572 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 19



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	208,723	142.38	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	93.30	<b>Total Misc Impr</b>	+	9,030	
<b>Roofing Adj</b>	+ 2.94	<b>Garage Cost</b>	+	22,165	
<b>Subfloor Adj</b>	+ -1.41	<b>Total RCN</b>	=	208,258	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 22%)</b>	-	45,817	
<b>Plumbing Adj</b>	+ 13.31	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	162,441	
<b>Adj Base Cost</b>	= 120.78	<b>Lot Value</b>	+	23,475	
<b>Total Area</b>	x 1,466	<b>Indicated Value</b>	=	185,916	
<b>Adjusted Cost</b>	= 177,063	<b>Value Per SqFt</b>		126.82	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	162,441		
<b>Lot Value</b>	23,475		
<b>Indicated Value</b>	185,916	126.82	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	185,916	126.82	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66717	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	66718	8x4		32	26.83		859



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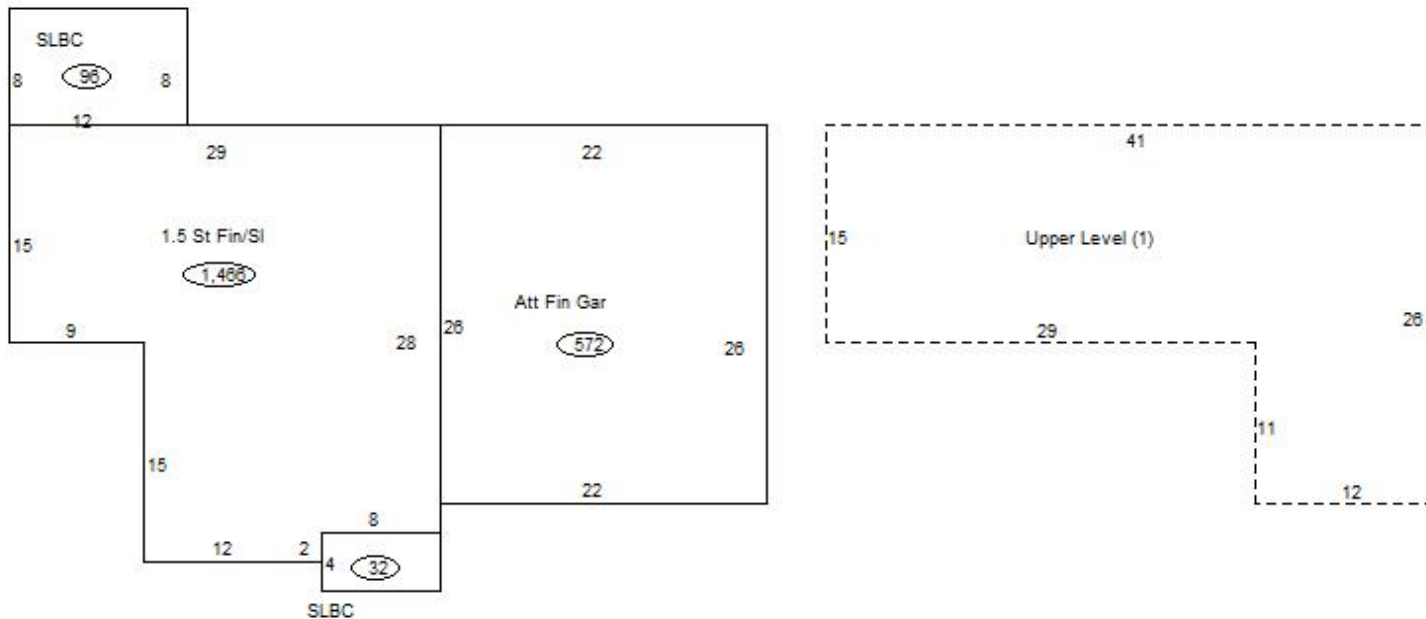
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### Sketch Image

660027565



### 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	719	2.039	1,466
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	32	1.000	32
5	U	^UL		13	Upper Level (1)	747	1.000	747
<b>Total Building Area</b>						719		1,466