



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:52:49
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Assessment Data					Primary Image																																																																																																																				
Account 660027578 Parcel ID 000000-00-0-00402-003-0002 Cadastral ID 31-24-16-01160 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337626 CHANCELLOR, MICHAEL H & KRISTA 10440 E OAKMONT DR TALALA OK 74080-0000 Parcel Location Situs 10440 E OAKMONT DR Subdivision INDIAN HILLS MED CR Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 24 / 16 / 5 Neighborhood 1060 - R-V02-NW OOLOGAH-SEQUOYAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.52390458 -95.64357135																																																																																																																									
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Lot Data	Square-Foot - NBHD 1060 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5044 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 21,970.00 x 1.08 = 23,728 Factor Value Adjustments 1.0948 Lot Value 25,977		 <p style="text-align: right; color: orange;">02/25/2020 13:09</p> <p>\\tsclient\C\Users\CB\Pictures\2020-02-25\IMG_0088.JPG 2/25/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,646 / 1,646
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,646
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	115.17	Total Misc Impr	+ 26,413				
Roofing Adj	+ 6.02	Garage Cost	+ 32,786				
Subfloor Adj	+ -4.74	Total RCN	= 292,536				
Heat/Cool Adj	+ 16.31	Depreciation (46%)	- 134,567				
Plumbing Adj	+ 9.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,969				
Adj Base Cost	= 141.76	Lot Value	+ 25,977				
Total Area	x 1,646	Indicated Value	= 183,946				
Adjusted Cost	= 233,337	Value Per SqFt	111.75				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,969		
Lot Value	25,977		
Indicated Value	183,946	111.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	183,946	111.75	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	7,243.87	7,244
PRCH	SLAB PORCH - COVERED	66746	18x4		72	32.96	2,373
EPSW	ENCLOSED PORCH - SOLID WALL	66747	22x9		198	84.83	16,796



Rogers

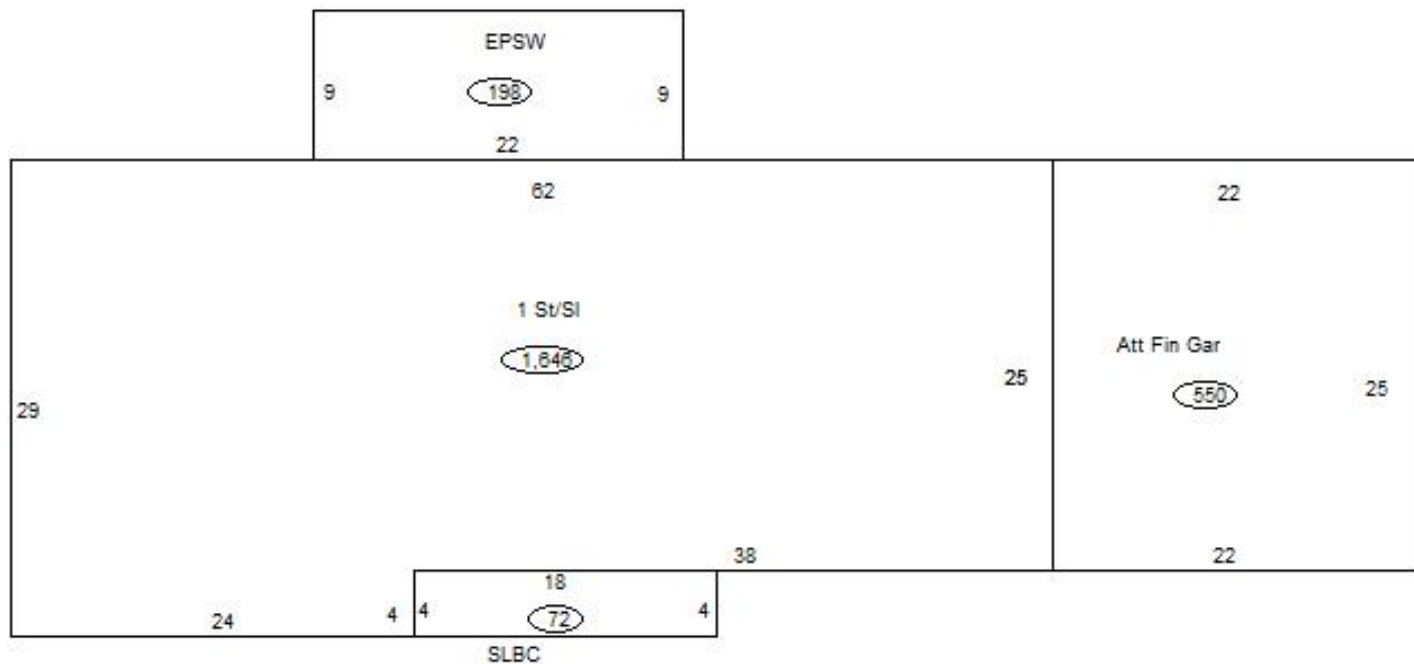
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,646	1.000	1,646
2	G	5		13	Att Fin Gar	550	1.000	550
3	M	PRCH		13	SLBC	72	1.000	72
4	M	EPSW		13	EPSW	198	1.000	198
Total Building Area						1,646		1,646



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (20.98 x 120)		2,518		2,518		2,518