



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:52:55
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027599 Parcel ID 000000-00-0-00402-005-0004 Cadastral ID 31-24-16-01370 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 267118 COLLINS, ELDEAN & SYLVIA DEE 10400 E 340 RD TALALA OK 74080-0000 Parcel Location Situs 10400 E 340 RD Subdivision INDIAN HILLS MED CR Lot/Block 0004 / 0005 Parcel Size 4 - Lots Sec/Twn/Rng 31 / 24 / 16 / 5 Neighborhood 1060 - R-V02-NW OOLOGAH-SEQUOYAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-25\IMG_0109.JPG 2/25/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.52446418 -95.64539916 LOTS 1 THRU 4 BLOCK 5 INDIAN HILLS MED CREEK																																																																																																																									
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Time 21:52:55
Page 2

Lot Data	Square-Foot - NBHD 1060 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.8224 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 79,385.00 x .51 = 40,791 Factor Value Adjustments 1.0000 Lot Value 40,791		 <p>02/25/2020 13:41</p> <p>\\tsclient\C\Users\CB\Pictures\2020-02-25\IMG_0109.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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	260,901	159.47	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	114.49	Total Misc Impr	+	14,319			
Roofing Adj	+ 6.31	Garage Cost	+	33,788			
Subfloor Adj	+ 0.00	Total RCN	=	292,427			
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	67,258			
Plumbing Adj	+ 12.23	Lump Sums	+	13,758			
Basement Adj	+ 0.00	RCNLD	=	238,927			
Adj Base Cost	= 149.34	Lot Value	+	40,791			
Total Area	x 1,636	Indicated Value	=	279,718			
Adjusted Cost	= 244,320	Value Per SqFt		170.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,927		
Lot Value	40,791		
Indicated Value	279,718	170.98	Per SqFt
Agland Value			
Site Improvements	2,044		
Total Value	281,762	172.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66780	28x6		168	32.45		5,452
PRCH	SLAB PORCH - COVERED	66781	277		277	32.01		8,867
WODO	WOOD DECK - OPEN	66782	43x9		387	21.28	10%	7,412
WODO	WOOD DECK - OPEN	66783	13x12		156	30.42	10%	4,271
SEP	Screen Enclosed Porch	66784	14x13		182	11.40		2,075



Rogers

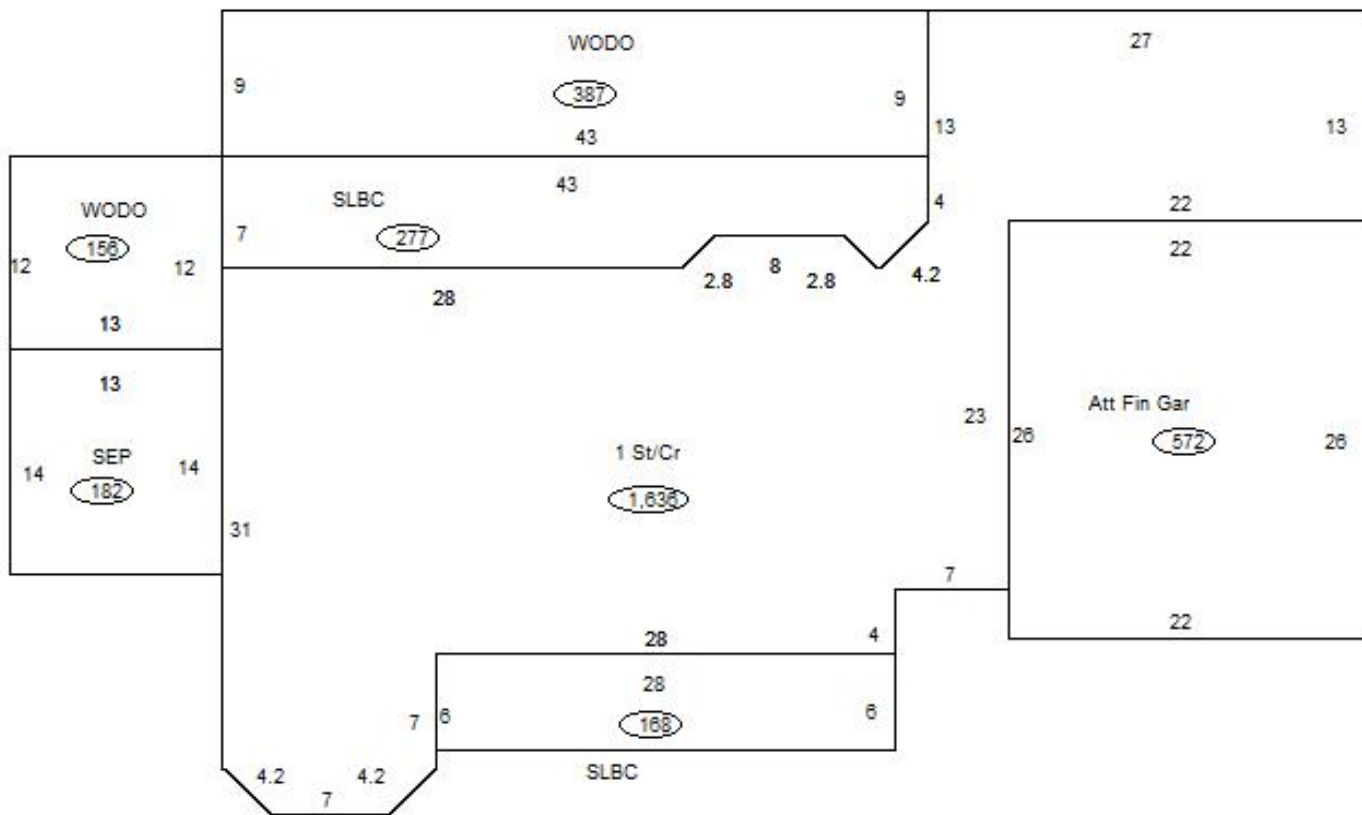
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Date 04/16/2026
 Time 21:52:55
 Page 3

Sketch Image

660027599



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,636	1.000	1,636
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	277	1.000	277
5	M	WODO		13	WODO	387	1.000	387
6	M	WODO		13	WODO	156	1.000	156
7	M	SEP		13	SEP	182	1.000	182
Total Building Area						1,636		1,636



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Time 21:52:55
Page 4

660027599

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x18x10	Concrete	Formed Metal	216
	Qual	3	Cond 3	Year 2000	Eff Age 20	
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (23.08 x 216)		4,985		4,985	2,941	2,044