




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 660028635 Parcel ID 24N15E-33-1-00000-000-0000 Cadastral ID 33-24-15-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 322879 DIKEMAN, GARY DALE REVOCABLE TRUST 6882 E 340 RD TALALA OK 74080-0000 Parcel Location Situs 06882 E 340 RD Subdivision Lot/Block / Parcel Size 17.73 - Acres Sec/Twn/Rng 33 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					 <p style="text-align: right; color: orange;">02/18/2020 09:58</p> <p>\\tsclient\C\Users\CB\Pictures\2020-02-18\IMG_0041.JPG 2/18/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.52394347 -95.70715391 N2 NE NE LESS E 235' N 235' & LESS S 183.8' E 237'																																																																																																																									
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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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Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 3 - Average
 Architecture TRAD TRADITIONAL
 Style 100% One Story
 Exterior Wall 80% Veneer, Stone 20% Frame, Siding, Metal
 Base/Total Area 2,016 / 2,016
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 4 Metal, Preformed
 Area on Slab 2,016
 Fixture/RghIn 8 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 1962 / 48

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	124,908		
Lot Value			
Indicated Value	124,908	61.96	Per SqFt
Agland Value	3,099		
Site Improvements	61,941		
Total Value	189,948	94.22	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	102.94	Total Misc Impr	+	15,938
Roofing Adj	+ 5.14	Garage Cost	+	
Subfloor Adj	+ -2.14	Total RCN	=	265,761
Heat/Cool Adj	+ 12.39	Depreciation (53%)	-	140,853
Plumbing Adj	+ 5.60	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	124,908
Adj Base Cost	= 123.92	Lot Value	+	
Total Area	x 2,016	Indicated Value	=	124,908
Adjusted Cost	= 249,823	Value Per SqFt		61.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	68782	24x10		240	25.66		6,158
PRCH	SLAB PORCH - COVERED	115774	16x9		144	25.95		3,737
PATO	SLAB PORCH - OPEN	145850	12x4		48	11.25		540



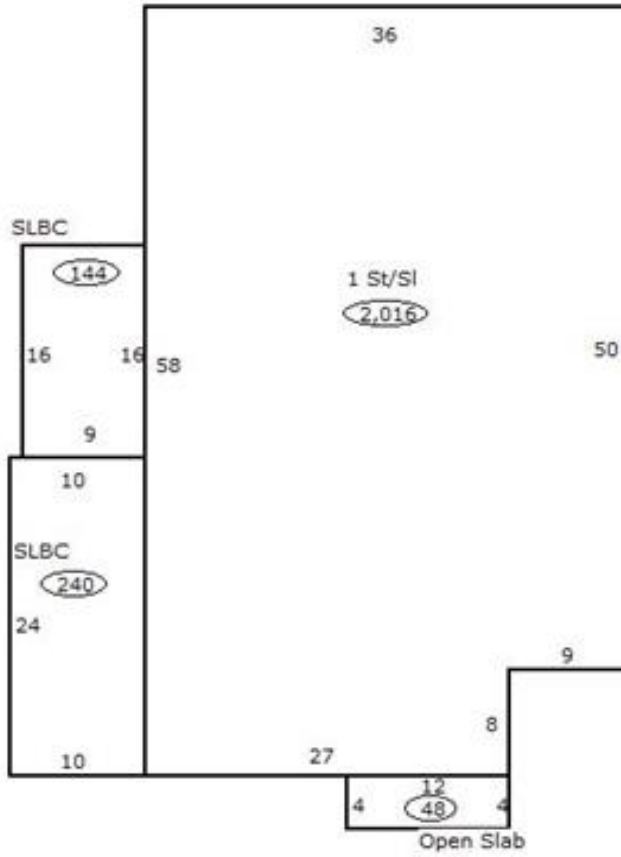
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Sketch Image

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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/Sl	2,016	1.000	2,016
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PATO		13	Open Slab	48	1.000	48
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)	RCNLD
	Base Cost (4.43 x 360)		1,595		1,595	1,595
	UTIL	Shop Building	36x68x8	Concrete	Formed Metal	2,448
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (26.09 x 2,448)		63,868		63,868	31,295
	BNGP	Barn - General Purpose	30x40x8	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (22.21 x 1,200)		26,652		26,652	13,059
	BNGP	Barn - General Purpose	40x36x8	Dirt	Formed Metal	1,440
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (21.48 x 1,440)		30,931		30,931	15,156



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			5.230	84	84	439	439
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			12.500	213	213	2,660	2,660
IMP PST Totals						17.730			3,099	3,099
Total Agland						17.730			3,099	3,099