



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:05
Page 1

Assessment Data					Primary Image																																																	
Account 660029844 Parcel ID 24N14E-34-2-00000-000-0000 Cadastral ID 34-24-14-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 209734 PHILLIPS, WANDA L & RUSSELL L & KRISTY L PHILLIPS 6501 S 4040 RD TALALA OK 74080-0000 Parcel Location Situs 06501 S 4040 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 34 / 24 / 14 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (331)\IMG_0035.JPG 2/12/2024</p>																																																	
Legal Description Lat/Long: 36.52008201 -95.81117343																																																						
NW SW NW & N2 SW SW NW					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																																																		
PD	Add-Homestead	Yes	1,000	1,000																																																		
Parcel Valuation					<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>0</td> <td>Land Value 2,848</td> <td>1,281</td> <td>11%</td> <td>141</td> <td>Assessed</td> <td>4,477</td> <td>484.33</td> </tr> <tr> <td>Year Frozen</td> <td>1998</td> <td>Improvements 87,651</td> <td>39,419</td> <td> </td> <td>4,336</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>2,000</td> <td>-188.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 90,499</td> <td>40,700</td> <td> </td> <td>4,477</td> <td>Total Taxable</td> <td>2,477</td> <td>296.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	0	Land Value 2,848	1,281	11%	141	Assessed	4,477	484.33	Year Frozen	1998	Improvements 87,651	39,419		4,336	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-188.00	TIF Project ID	0	Total Value 90,499	40,700		4,477	Total Taxable	2,477	296.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																														
Remove Cap	0	Land Value 2,848	1,281	11%	141	Assessed	4,477	484.33																																														
Year Frozen	1998	Improvements 87,651	39,419		4,336	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-188.00																																														
TIF Project ID	0	Total Value 90,499	40,700		4,477	Total Taxable	2,477	296.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029844	PHILLIPS, WANDA L &	10	87,590	2000	2,477	296.00																																															
2024	2024-660029844	PHILLIPS, WANDA L &	10	93,549	2000	2,477	288.00																																															
2023	2023-660029844	PHILLIPS, FRANK W & WANDA L &	10	79,532	2000	2,477	286.00																																															
2022	2022-660029844	PHILLIPS, FRANK W & WANDA L &	10	80,854	2000	2,477	284.00																																															
2021	2021-660029844	PHILLIPS, FRANK W & WANDA L &	10	86,722	2000	2,477	286.00																																															
2020	2020-660029844	PHILLIPS, FRANK W & WANDA L &	10	85,151	2000	2,477	290.00																																															
2019	2019-660029844	PHILLIPS, FRANK W & WANDA L &	10	84,069	2000	2,477	285.00																																															
2018	2018-660029844	PHILLIPS, FRANK W & WANDA L &	10	88,014	2000	2,477	294.00																																															
2017	2017-660029844	PHILLIPS, FRANK W & WANDA L &	10	87,184	2000	2,477	308.00																																															
2016	2016-660029844	PHILLIPS, FRANK W & WANDA L &	10	84,612	2000	2,477	285.00																																															
2015	2015-660029844	PHILLIPS, FRANK W & WANDA L &	10	82,795	2000	2,477	269.00																																															
2014	2014-660029844	PHILLIPS, FRANK W & WANDA L &	10	83,544	2000	2,477	266.00																																															
2013	2013-660029844	PHILLIPS, FRANK W & WANDA L &	10	79,368	2000	2,477	257.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:05
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



\\tsclient\A\TOMMY DUNLAP\New folder (331)\IMG_0035.JPG 2/12/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2 - Fair
Architecture
Style 100% One Story
Exterior Wall 100% Frame, Siding, Wood
Base/Total Area 1,400 / 1,400
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
Remodel
Year/Eff Age 1983 / 32

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	87,651		
Lot Value			
Indicated Value	87,651	62.61	Per SqFt
Agland Value	2,848		
Site Improvements			
Total Value	90,499	64.64	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	83.94	Total Misc Impr	+	4,004
Roofing Adj	+ 3.79	Garage Cost	+	
Subfloor Adj	+ 2.26	Total RCN	=	156,520
Heat/Cool Adj	+ 10.09	Depreciation (44%)	-	68,869
Plumbing Adj	+ 8.85	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	87,651
Adj Base Cost	= 108.94	Lot Value	+	
Total Area	x 1,400	Indicated Value	=	87,651
Adjusted Cost	= 152,516	Value Per SqFt		62.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71484	26x5		130	20.46		2,660
PRCH	SLAB PORCH - COVERED	71485	13x5		65	20.67		1,344



Rogers

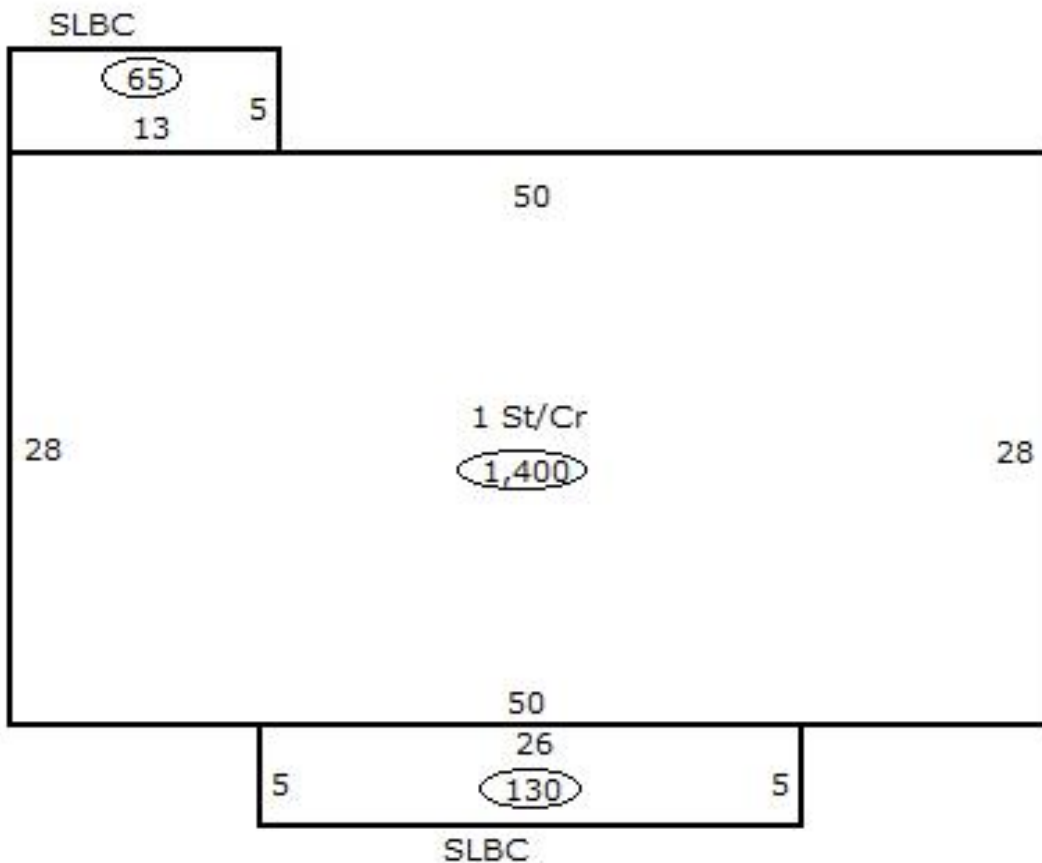
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:05
Page 3

Sketch Image

660029844



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,400	1.000	1,400
2	M	PRCH		13	SLBC	130	1.000	130
3	M	PRCH		13	SLBC	65	1.000	65
Total Building Area						1,400		1,400



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:05
Page 4

660029844

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (3.50 x)

	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (4.68 x)



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:05
Page 5

Agland Inventory

660029844

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		0	3.000	84	84	252	252
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	9.000	224	224	2,016	2,016
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69		0	3.000	193	193	580	580
IMP PST Totals						15.000			2,848	2,848
Total Agland						15.000			2,848	2,848