




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660029845				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (435)\IMG_0010.JPG 3/7/2025</p>				
Parcel ID	24N14E-34-3-00000-000-0000								
Cadastral ID	34-24-14-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	337218								
HUGHES, TERRI MICHELLE									
1395 E 350 RD TALALA OK 74080-0000									
<b>Parcel Location</b>									
Situs	01405 E 350 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.22 - Acres						
Sec/Twn/Rng	34 / 24 / 14 / 3								
Neighborhood	4040 - TALALA AREA WEST OF LAKE								
School District	S004 - OOLOGAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.51315830 -95.80633160									
TR DESC 2021-022388 AS COMM SE/C SW; S88.5530W 440' TO POB; S88.5530W 13'; N00.5442W 417.42'; S88.5530W 203.18'; N00.5904W 377.58'; S88.5530W 660.56'; N01.0230W 525.14'; N88.5808E 594.74'; S01.0430E 359.69'; N88.5530E 280.47'; S01.0232E 960' TO POB.									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
R24 093	NEW MANUFACTURED HOME 28X76	04/2024	04/2024	116,000					
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
/	HUGHES, CYNTHIA DIANE	11/22/2021	0	4					
1076/896	BROOK, BEN E & RHONDA S & BENNII	08/11/1997	0	No					
980/274	BROOK, HARLEY D	01/31/1995	35,000	No					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	2,458	2,458	11%	270	Assessed	270 29.21	
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	2,458	2,458		270	Total Taxable	270 29.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029845	HUGHES, TERRI MICHELLE	10	2,458	0	270	29.00		
2024	2024-660029845	HUGHES, TERRI MICHELLE	10	24,679	0	1,343	141.00		
2023	2023-660029845	HUGHES, TERRI MICHELLE	10	20,567	0	1,304	135.00		
2022	2022-660029845	HUGHES, TERRI MICHELLE	10	11,513	0	1,266	131.00		
2021	2021-660029845	HUGHES, BENNIE WAYNE &	10	22,388	0	2,449	255.00		
2020	2020-660029845	HUGHES, BENNIE WAYNE &	10	22,089	0	2,377	251.00		
2019	2019-660029845	HUGHES, BENNIE WAYNE &	10	21,494	0	2,308	240.00		
2018	2018-660029845	HUGHES, BENNIE WAYNE &	10	21,660	0	2,241	241.00		
2017	2017-660029845	HUGHES, BENNIE WAYNE &	10	21,517	0	2,176	247.00		
2016	2016-660029845	HUGHES, BENNIE WAYNE &	10	21,066	0	2,112	219.00		
2015	2015-660029845	HUGHES, BENNIE WAYNE &	10	20,790	0	2,051	200.00		
2014	2014-660029845	HUGHES, BENNIE WAYNE &	10	20,925	0	1,991	194.00		
2013	2013-660029845	HUGHES, BENNIE WAYNE &	10	19,764	0	1,933	183.00		



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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 1 - Low  
 Quality 1 - Low  
 Architecture  
 Style 100% One Story  
 Exterior Wall 100% Frame, Siding, Wood  
 Base/Total Area 1,288 / 1,288  
 Style 100% One Story  
 HVAC 100% Wall Furnace  
 Roof Cover 1 Composition Shingle  
 Area on Slab 0  
 Fixture/RghIn 4 /  
 Bed/F/H Bath 2 / 1.0 /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age 1940 / 120

### 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  
 Lot Value  
 Indicated Value 0.00 Per SqFt  
 Aground Value 2,458  
 Site Improvements  
 Total Value 2,458 1.91 Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	74.40	Total Misc Impr	+	0
Roofing Adj	+ 3.55	Garage Cost	+	
Subfloor Adj	+ 2.26	Total RCN	=	108,720
Heat/Cool Adj	+ 0.69	Depreciation ( 100%)	-	108,720
Plumbing Adj	+ 3.51	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 84.41	Lot Value	+	
Total Area	x 1,288	Indicated Value	=	
Adjusted Cost	= 108,720	Value Per SqFt		0.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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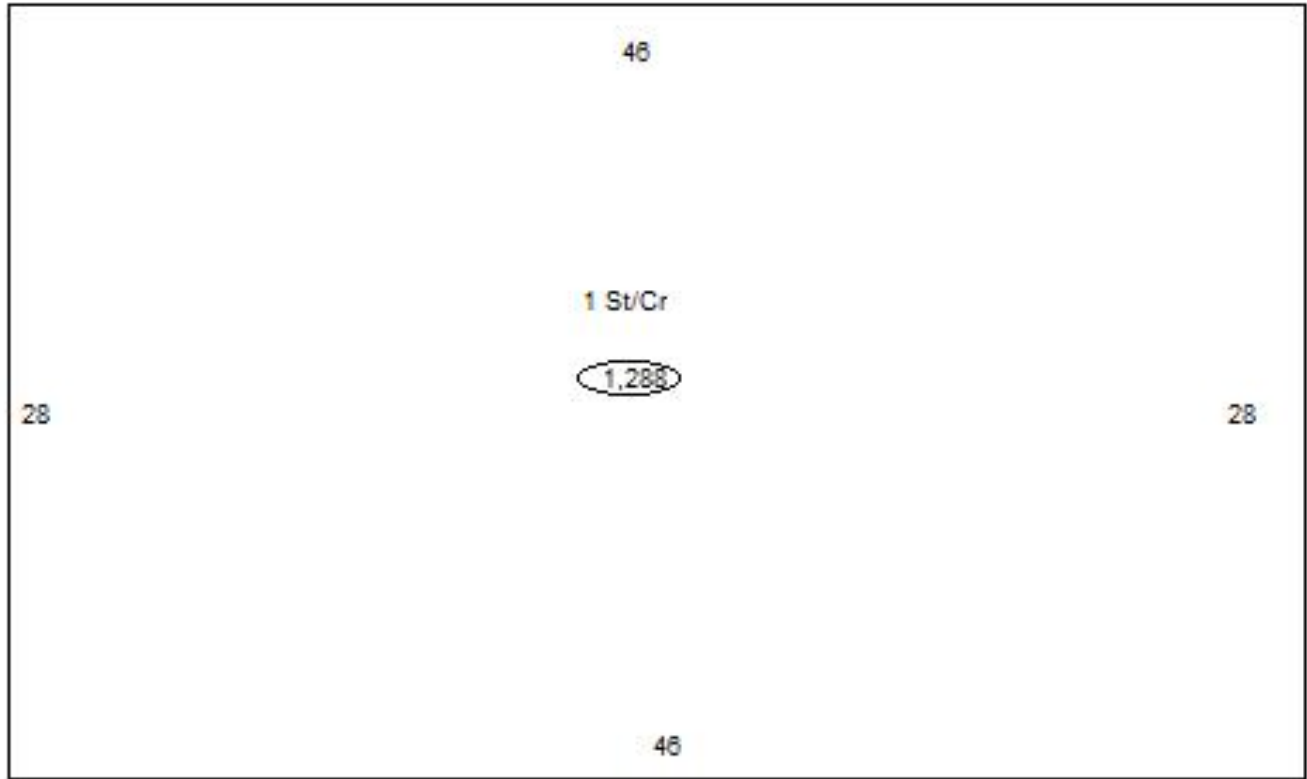
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### Sketch Image

660029845



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,288	1.000	1,288
<b>Total Building Area</b>						1,288		1,288



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						



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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
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			3.000	213	213	638	638
VE	VERDIGRIS CLAY LOAM	IMP PST	90			1.510	252	252	381	381
VE	VERDIGRIS CLAY LOAM	IMP PST	90			5.710	252	252	1,439	1,439
<b>IMP PST Totals</b>						10.220			2,458	2,458
<b>Total Agland</b>						10.220			2,458	2,458