



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 660029846 Parcel ID 24N14E-34-3-00000-000-0000 Cadastral ID 34-24-14-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 290646 CONSTIEN, VERNON G & DOROTHY M-CO TRUSTEES PO BOX 1677 OWASSO OK 74055-0000 Parcel Location Situs 06651 S 4040 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 34 / 24 / 14 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.51601788 -95.81008315																																																																																																																									
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABLE)

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 2 - Fair
 Architecture
 Style 100% One Story
 Exterior Wall 90% Frame, Siding, Vinyl 10% Frame, Siding, Woc
 Base/Total Area 1,624 / 1,624
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 4 Metal, Preformed
 Area on Slab 0
 Fixture/RghIn 8 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type 276 Carport - Gable Roof
 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	87,167		
Lot Value			
Indicated Value	87,167	53.67	Per SqFt
Agland Value	8,110		
Site Improvements	5,460		
Total Value	100,737	62.03	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	86.56	Total Misc Impr	+	23,652
Roofing Adj	+ 4.60	Garage Cost	+	1,769
Subfloor Adj	+ 2.26	Total RCN	=	202,713
Heat/Cool Adj	+ 10.09	Depreciation (57%)	-	115,546
Plumbing Adj	+ 5.65	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	87,167
Adj Base Cost	= 109.17	Lot Value	+	
Total Area	x 1,624	Indicated Value	=	87,167
Adjusted Cost	= 177,292	Value Per SqFt		53.67

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,485.02		4,485
EPSW	ENCLOSED PORCH - SOLID WALL	71489	18x12		216	53.13		11,476
PATO	SLAB PORCH - OPEN	71490	13x12		156	9.57		1,493
PRCH	SLAB PORCH - COVERED	71491	10x8		80	20.62		1,650
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	71492	13x13		169	22.49		3,801
PRCH	SLAB PORCH - COVERED	115487	12x3		36	20.76		747



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	100x15x0			1,500	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 1,500)	6,390		6,390	4,793	1,597
	STF	STG FAIR	34x28x0			952	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 952)	4,455		4,455	2,896	1,559
	BARN	BARN	40x12x0			480	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (9.11 x 480)	4,373		4,373	3,280	1,093
	LF	LOAFING SHED	22x16x0			352	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 352)	1,500		1,500	900	600
	LF	LOAFING SHED	10x10x0			100	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 100)	426		426	256	170
	LF	LOAFING SHED	37x14x0			518	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 518)	2,207		2,207	1,766	441
	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)					



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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	TMBR	30			5.000	54	54	270	270
TMBR Totals						5.000			270	270
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			35.000	224	224	7,840	7,840
IMP PST Totals						35.000			7,840	7,840
Total Agland						40.000			8,110	8,110