



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660029847 <b>Parcel ID</b> 24N14E-34-3-00000-000-0000 <b>Cadastral ID</b> 34-24-14-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 296534 TALBERT, KATHY JO & BILLY ROY  6755 S 4040 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 06755 S 4040 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 34 / 24 / 14 / 3 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (329)\IMG_0031.JPG 2/7/2024</p>														
<b>Legal Description</b> Lat/Long: 36.51238524 -95.81009064																			
SW SW					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2478/709	STEELY, KATHY JO	06/11/2015	0	4										
					1910/730	SPENCER, BRYAN K & DENA L-&	10/31/2007	142,000	YES										
					1265/124	SPENCER, JIMMY &	01/12/2001	0	No										
					994/229	BROOK, BEN E	06/30/1995	25,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	2008	<b>Land Value</b>	6,778	6,778	11%	746	<b>Assessed</b>	25,260	2,732.67										
Year Frozen	0	<b>Improvements</b>	275,536	222,855		24,514	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-95.00										
TIF Project ID	0	<b>Total Value</b>	282,314	229,633		25,260	<b>Total Taxable</b>	24,260	2,638.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660029847	TALBERT, KATHY JO &			10	263,806	1000	23,525	2,559.00										
2024	2024-660029847	TALBERT, KATHY JO &			10	263,806	1000	22,810	2,403.00										
2023	2023-660029847	TALBERT, KATHY JO &			10	232,608	1000	22,117	2,314.00										
2022	2022-660029847	TALBERT, KATHY JO &			10	232,408	1000	21,443	2,233.00										
2021	2021-660029847	TALBERT, KATHY JO &			10	198,086	1000	20,790	2,181.00										
2020	2020-660029847	TALBERT, KATHY JO &			10	194,054	1000	20,346	2,166.00										
2019	2019-660029847	TALBERT, KATHY JO &			10	188,734	1000	19,761	2,065.00										
2018	2018-660029847	TALBERT, KATHY JO &			10	193,931	1000	19,808	2,141.00										
2017	2017-660029847	TALBERT, KATHY JO &			10	191,944	1000	19,202	2,196.00										
2016	2016-660029847	TALBERT, KATHY JO &			10	178,694	1000	17,681	1,845.00										
2015	2015-660029847	TALBERT, KATHY JO &			10	174,614	1000	17,137	1,692.00										
2014	2014-660029847	STEELY, KATHY JO			10	176,257	1000	16,608	1,636.00										
2013	2013-660029847	STEELY, KATHY JO			10	163,796	1000	16,096	1,534.00										



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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 3 - Average  
Quality 3 - Average  
Architecture  
Style 100% One Story  
Exterior Wall 100% Frame, Siding, Wood  
Base/Total Area 1,800 / 1,800  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 4 Metal, Preformed  
Area on Slab 1,800  
Fixture/RghIn 11 /  
Bed/F/H Bath 3 / 2.0 /  
Basement Area  
Garage Type 600 Attached Garage - Unfinished  
Remodel  
Year/Eff Age 2009 / 13

### 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 222,167  
Lot Value  
Indicated Value 222,167 123.43 Per SqFt  
Aglard Value 6,778  
Site Improvements 53,369  
Total Value 282,314 156.84 Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	92.77	Total Misc Impr	+	27,539
Roofing Adj	+ 5.14	Garage Cost	+	17,963
Subfloor Adj	+ -2.15	Total RCN	=	255,364
Heat/Cool Adj	+ 12.39	Depreciation ( 13%)	-	33,197
Plumbing Adj	+ 8.44	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	222,167
Adj Base Cost	= 116.59	Lot Value	+	
Total Area	x 1,800	Indicated Value	=	222,167
Adjusted Cost	= 209,862	Value Per SqFt		123.43

### 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	71496	58x8		464	24.97		11,586
PRCH	SLAB PORCH - COVERED	71497	52x8		416	25.12		10,450



**Rogers**

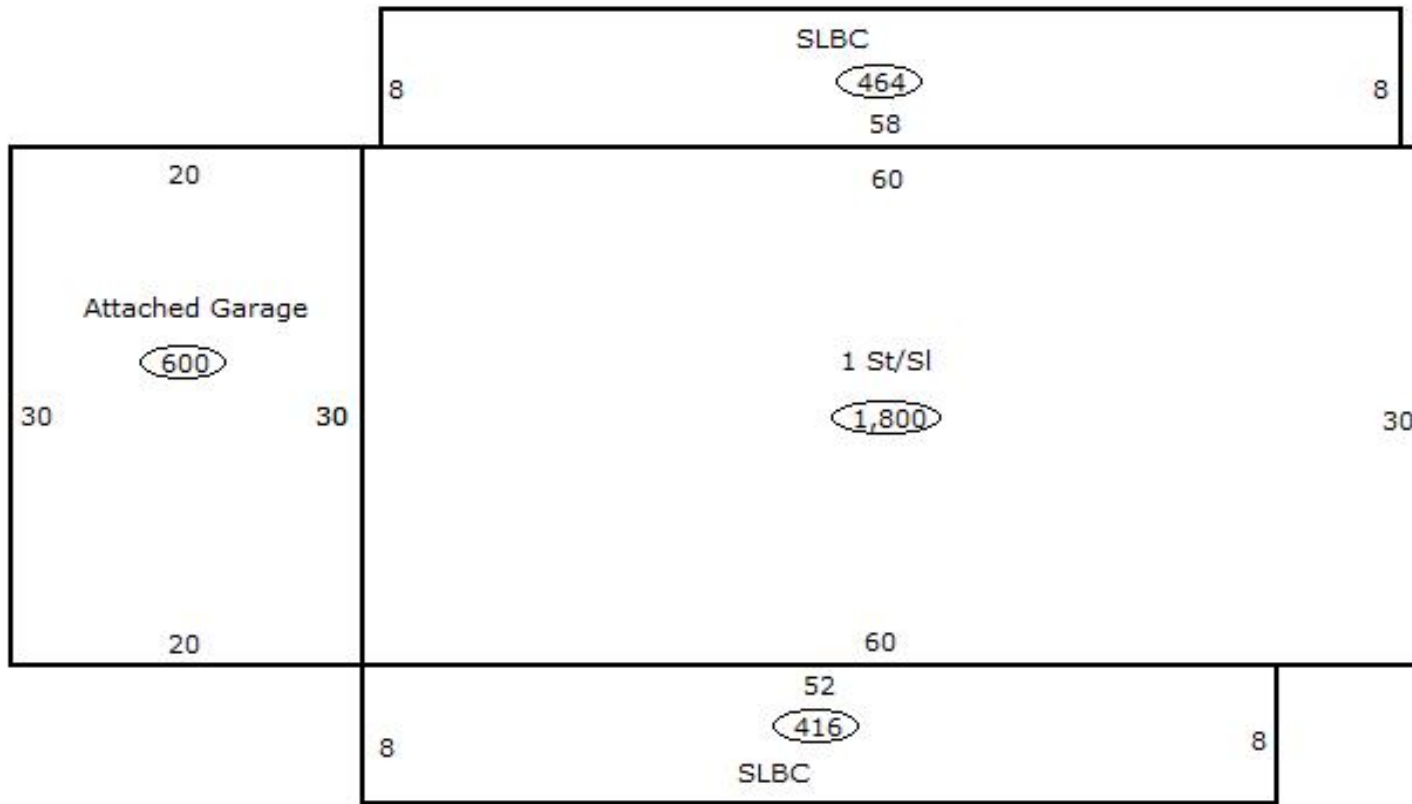
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Sketch Image

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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/SI	1,800	1.000	1,800
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	464	1.000	464
4	M	PRCH		13	SLBC	416	1.000	416
<b>Total Building Area</b>						<b>1,800</b>		<b>1,800</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x36x0			1,080
	Qual	2	Cond 3	Year	2016	Eff Age 8
	<b>Valuation Summary</b> Base Cost (34.76 x 1,080) 37,541		<b>Modifier Total</b>		<b>RCN</b> 37,541	<b>Depr (0% Phys/ % Func)</b>
	BARN	BARN	0x0x0			2,160
	Qual	3	Cond 3	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (9.02 x 2,160) 19,483		<b>Modifier Total</b>		<b>RCN</b> 19,483	<b>Depr (30% Phys/ % Func)</b> 5,845
	LT	LEAN-TO	60x10x0		Metal	600
	Qual	3	Cond 3	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (2.92 x 600) 1,752		<b>Modifier Total</b>		<b>RCN</b> 1,752	<b>Depr (10% Phys/ % Func)</b> 175
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	LF	LOAFING SHED	12x12x0			144
	Qual	2	Cond 3	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (4.26 x 144) 613		<b>Modifier Total</b>		<b>RCN</b> 613	<b>Depr (0% Phys/ % Func)</b>



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90		0	5.000	162	162	810	810
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	7.000	85	85	592	592
<b>TMBR Totals</b>						12.000			1,402	1,402
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	28.000	192	192	5,376	5,376
<b>NTV PST Totals</b>						28.000			5,376	5,376
<b>Total Agland</b>						40.000			6,778	6,778