



# 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> 660030888 <b>Parcel ID</b> 24N14E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-24-14-00200 <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> 263294 DAVIS, LYNN M  2450 E 340 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 02450 E 340 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 63.38 - Acres <b>Sec/Twn/Rng</b> 35 / 24 / 14 / 1 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (327)\IMG_0033.JPG 2/6/2024</p>									
<b>Legal Description</b> Lat/Long: 36.52068317 -95.78297069														
W2 NE LESS TR BEG NE/C W2 NE; S00.3332E 300'; S89.4355W 435.60'; N00.3332W 300'; N89.4355E 435.60' TO POB & LESS TR DESC 2022 019290 AS BEG NW/C W2 NE; N89.4355E 647.97'; S00.1624E 629.78'; S89.4339W 189.18'; S00.2222E 409.40'; S89.4542W 454.48'; N00.3300W 1038.97' TO POB.					<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	1026/501	DAVIS, C J & LYNN M	05/17/1996	65,000	No					
					993/198	VAN PELT, H B III	06/21/1995	0	No					
<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	0	<b>Land Value</b>	11,109	11,109	11%	1,222	<b>Assessed</b>	30,506	3,300.19					
Year Frozen	0	<b>Improvements</b>	310,206	266,216		29,284	<b>Penalty</b>	0						
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-94.00					
TIF Project ID	0	<b>Total Value</b>	321,315	277,325		30,506	<b>Total Taxable</b>	29,506	3,206.00					
<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	2025-660030888	DAVIS, LYNN M			10	292,369	1000	28,618	3,110.00					
2024	2024-660030888	DAVIS, LYNN M			10	311,043	1000	27,755	2,921.00					
2023	2023-660030888	DAVIS, LYNN M			10	262,330	1000	26,917	2,813.00					
2022	2022-660030888	DAVIS, LYNN M			10	270,788	1000	26,104	2,716.00					
2021	2021-660030888	DAVIS, LYNN M			10	239,732	1000	25,315	2,653.00					
2020	2020-660030888	DAVIS, LYNN M			10	234,065	1000	24,548	2,611.00					
2019	2019-660030888	DAVIS, LYNN M			10	225,494	1000	23,804	2,485.00					
2018	2018-660030888	DAVIS, LYNN M			10	232,131	1000	24,534	2,649.00					
2017	2017-660030888	DAVIS, LYNN M			10	230,436	1000	24,348	2,782.00					
2016	2016-660030888	DAVIS, LYNN M			10	224,756	1000	23,633	2,461.00					
2015	2015-660030888	DAVIS, LYNN M			10	217,416	1000	22,915	2,258.00					
2014	2014-660030888	DAVIS, LYNN M			10	221,553	1000	22,478	2,211.00					
2013	2013-660030888	DAVIS, C J & LYNN M			10	208,098	1000	21,794	2,074.00					



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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 3.5 - Average  
Architecture  
Style 100% 1 1/2 Story Finished  
Exterior Wall 80% Veneer, Masonry 20% Frame, Siding, Wood  
Base/Total Area 2,592 / 2,756  
Style 100% 1 1/2 Story Finished  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 2,592  
Fixture/RghIn 14 /  
Bed/F/H Bath 3 / 3.0 /  
Basement Area  
Garage Type 675 Attached Garage - Unfinished  
Remodel  
Year/Eff Age 1998 / 21

### 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 296,834  
Lot Value  
Indicated Value 296,834 107.70 Per SqFt  
Agland Value 11,109  
Site Improvements 13,372  
Total Value 321,315 116.59 Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	96.60	Total Misc Impr	+	17,097
Roofing Adj	+ 4.73	Garage Cost	+	24,853
Subfloor Adj	+ -3.10	Total RCN	=	373,690
Heat/Cool Adj	+ 14.18	Depreciation ( 25%)	-	93,422
Plumbing Adj	+ 7.96	Lump Sums	+	16,566
Basement Adj	+ 0.00	RCNLD	=	296,834
Adj Base Cost	= 120.37	Lot Value	+	
Total Area	x 2,756	Indicated Value	=	296,834
Adjusted Cost	= 331,740	Value Per SqFt		107.70

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,301.04		6,301
WODC	WOOD DECK - COVERED	73188	46x11		506	32.74		16,566
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	73189	32x11		352	30.67		10,796



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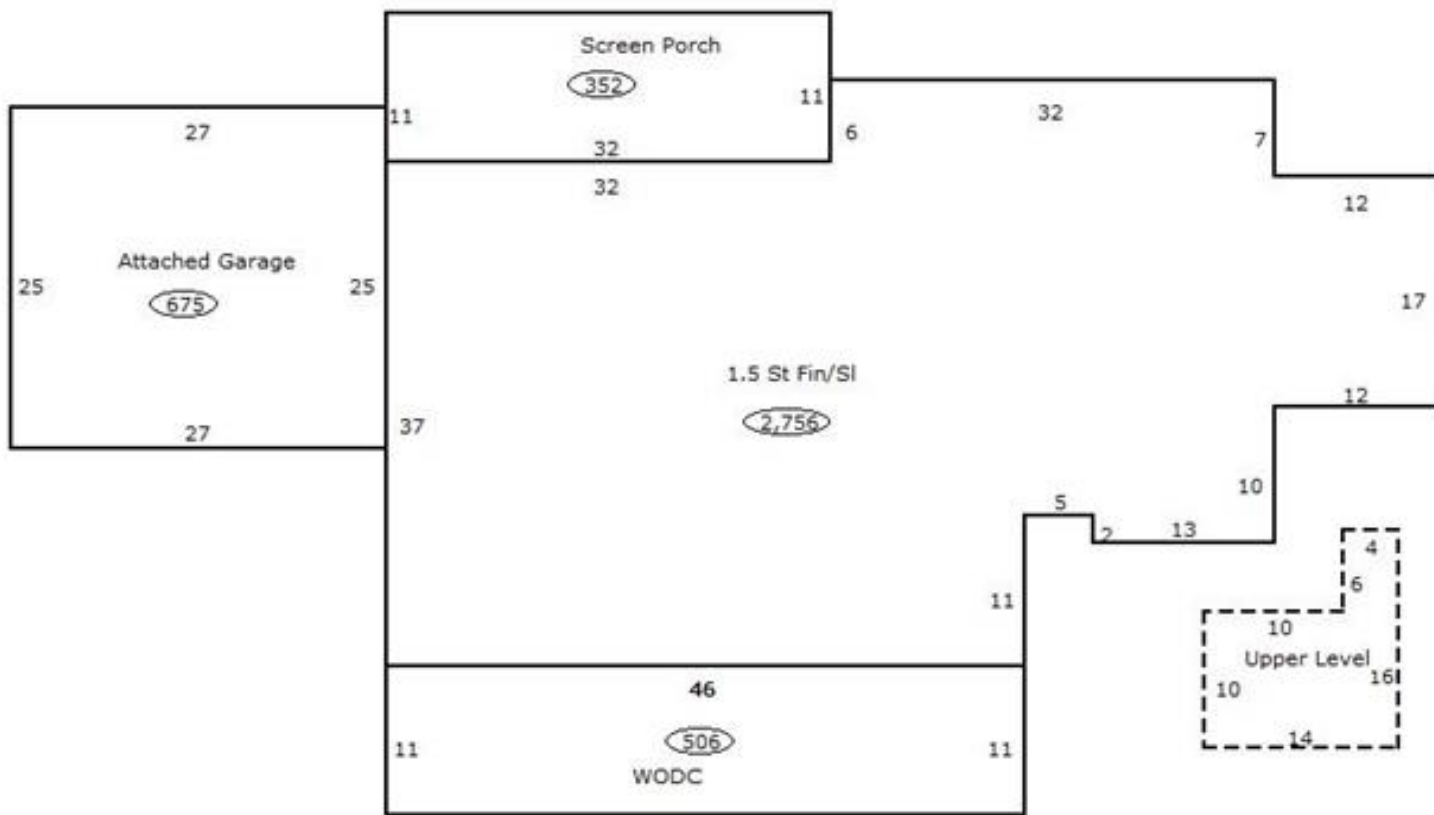
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	2,592	1.063	2,756
2	G	1		10	Attached Garage	675	1.000	675
3	M	WODC		10	WODC	506	1.000	506
4	M	EPKS		10	Screen Porch	352	1.000	352
5	U	^UL	Overhang	10	Upper Level	164	1.000	164
<b>Total Building Area</b>						2,592		2,756



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	16x14x0		Metal	224	
	Qual	3	Cond 3	Year 2012	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 224)		654		654	229	425
	LF	LOAFING SHED	22x20x0			440	
	Qual	2	Cond 3	Year 2012	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 440)		1,874		1,874	1,031	843
	BARN	BARN	0x0x0		Metal	1,800	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.39 x 1,800)		16,902		16,902	5,071	11,831
	LF	LOAFING SHED	0x0x0			160	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 160)		682		682	409	273



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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	NTV PST	30			6.000	72	72	432	432
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			22.000	192	192	4,224	4,224
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			35.380	182	182	6,453	6,453
<b>NTV PST Totals</b>						63.380			11,109	11,109
<b>Total Agland</b>						63.380			11,109	11,109