



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:20
Page 1

Assessment Data					Primary Image														
Account 660032140 Parcel ID 24N14E-36-1-00000-000-0000 Cadastral ID 36-24-14-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 264933 WAGNER, TERRY LYNN TRUST 3068 E 340 RD TALALA OK 74080-0000 Parcel Location Situs 03068 E 340 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 36 / 24 / 14 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (327)\IMG_0012.JPG 2/6/2024</p>														
Legal Description Lat/Long: 36.51776772 -95.76524833																			
W2 E2					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	1050/52	K-NAN FARMS	01/22/1996	104,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	0		Land Value 21,305	21,305	11%	2,344	Assessed	19,051	2,060.97										
Year Frozen	0		Improvements 192,860	151,879		16,707	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 214,165	173,184		19,051	Total Taxable	18,051	1,967.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660032140	WAGNER, TERRY LYNN			10	195,152	1000	17,495	1,907.00										
2024	2024-660032140	WAGNER, TERRY LYNN			10	200,925	1000	16,957	1,790.00										
2023	2023-660032140	WAGNER, TERRY LYNN			10	158,489	1000	16,434	1,723.00										
2022	2022-660032140	WAGNER, TERRY LYNN			10	156,029	1000	16,163	1,687.00										
2021	2021-660032140	WAGNER, TERRY LYNN			10	158,106	1000	16,392	1,723.00										
2020	2020-660032140	WAGNER, TERRY LYNN			10	155,523	1000	16,108	1,718.00										
2019	2019-660032140	WAGNER, TERRY LYNN			10	151,840	1000	15,703	1,644.00										
2018	2018-660032140	WAGNER, TERRY LYNN			10	163,994	1000	16,681	1,805.00										
2017	2017-660032140	WAGNER, TERRY LYNN			10	161,864	1000	16,167	1,852.00										
2016	2016-660032140	WAGNER, TERRY LYNN			10	160,668	1000	15,667	1,637.00										
2015	2015-660032140	WAGNER, TERRY LYNN			10	161,456	1000	15,182	1,501.00										
2014	2014-660032140	WAGNER, TERRY LYNN			10	163,080	1000	14,709	1,451.00										
2013	2013-660032140	WAGNER, TERRY LYNN			10	160,548	1000	14,252	1,360.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:20
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 (327)\IMG_0012.JPG 2/6/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3.5 - Average
Architecture
Style 100% One Story
Exterior Wall 20% Frame, Stucco 80% Veneer, Masonry
Base/Total Area 2,472 / 2,472
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 4 Metal, Preformed
Area on Slab 2,472
Fixture/RghIn 8 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 300 Attached Garage - Unfinished
Remodel
Year/Eff Age 1957 / 52

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	144,996		
Lot Value			
Indicated Value	144,996	58.66	Per SqFt
Agland Value	21,305		
Site Improvements	47,864		
Total Value	359,161	145.29	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	102.25	Total Misc Impr	+	16,815
Roofing Adj	+ 5.80	Garage Cost	+	13,512
Subfloor Adj	+ -3.31	Total RCN	=	337,201
Heat/Cool Adj	+ 14.18	Depreciation (57%)	-	192,205
Plumbing Adj	+ 5.21	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	144,996
Adj Base Cost	= 124.14	Lot Value	+	
Total Area	x 2,472	Indicated Value	=	144,996
Adjusted Cost	= 306,874	Value Per SqFt		58.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76864	19x14		266	28.01		7,451
PRCH	SLAB PORCH - COVERED	76865	7x6		42	28.81		1,210
PRCH	SLAB PORCH - COVERED	76866	26x10		260	28.03		7,288
PRCH	SLAB PORCH - COVERED	76867	6x5		30	28.85		866



Rogers

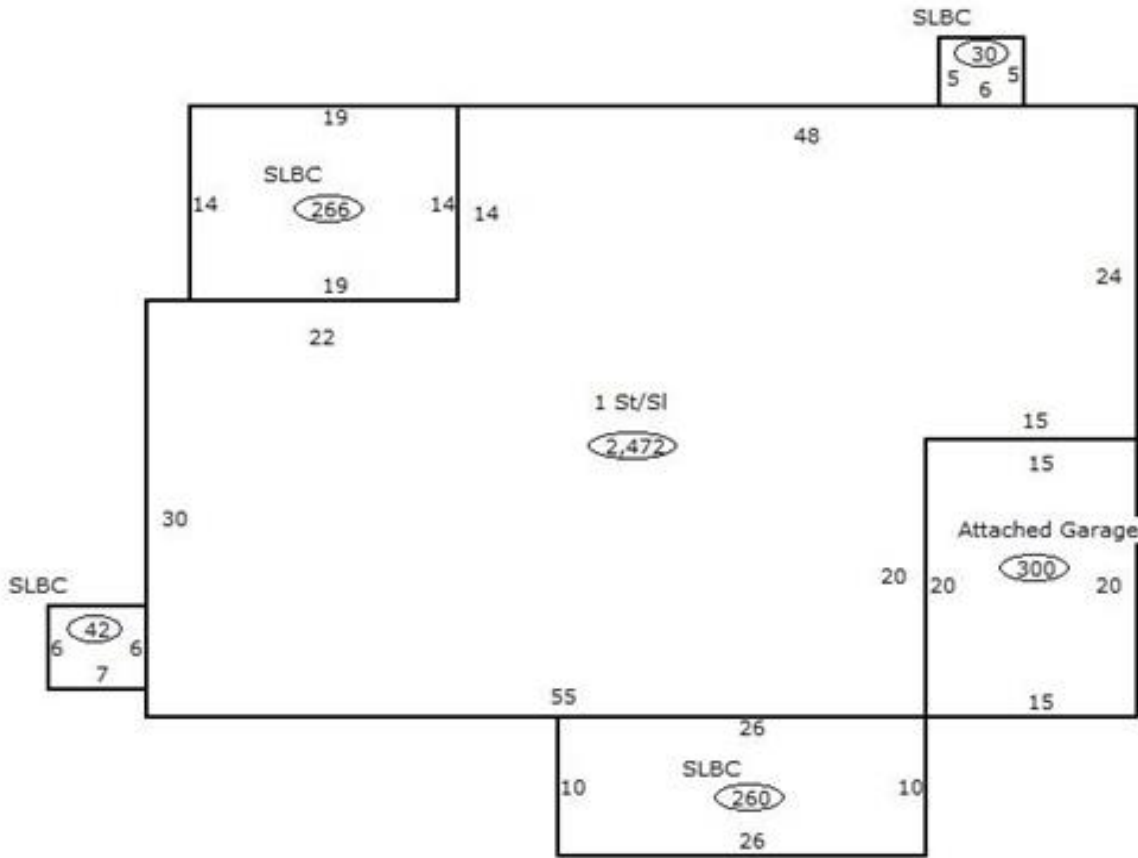
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:54:20
 Page 3

Sketch Image

660032140



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,472	1.000	2,472
2	G	1		13	Attached Garage	300	1.000	300
3	M	PRCH		13	SLBC	266	1.000	266
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PRCH		13	SLBC	260	1.000	260
6	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,472		2,472



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:54:20
 Page 4

660032140

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO AVG	10x8x8			
	Qual	Cond	Year	2023	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x)				
	BARN	BARN	0x0x0		Metal	2,784
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (8.60 x 2,784)	23,942		23,942	9,577
	UTIL	SHOP BUILDING	0x0x0			1,845
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (28.58 x 1,845)	52,730		52,730	21,092
	LF	LOAFING SHED	0x0x0			672
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 672)	2,863		2,863	1,002



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:20
Page 5

Agland Inventory

660032140

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			12.376	122	122	1,515	1,515
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			55.799	54	54	3,013	3,013
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			8.003	192	192	1,537	1,537
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			34.481	168	168	5,793	5,793
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			46.577	192	192	8,943	8,943
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			2.764	182	182	504	504
NTV PST Totals						160.000			21,305	21,305
Total Agland						160.000			21,305	21,305