




# 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	660051453				 <p>660051453 10/21/24</p> <p>660051453_004.JPG 10/21/2024</p>									
Parcel ID	24N15E-25-3-00000-000-0000													
Cadastral ID	25-24-15-00720													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	219044													
COLLINS, JAMES N & J DEANNA														
5701 S 4120 RD TALALA OK 74080-0000														
<b>Parcel Location</b>														
Situs	05701 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	25 / 24 / 15 / 3													
Neighborhood	4040 - TALALA AREA WEST OF LAKE													
School District	S004 - OOLOGAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.52842933 -95.66816751														
TR IN SW, BEG 990' S NW/C SW, E 330', S 660', W 330', N 660' 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>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	1,180	1,180	11%	130	Assessed	21,460	2,321.58					
Year Frozen	0	Improvements	220,929	193,909		21,330	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-95.00					
TIF Project ID	0	Total Value	222,109	195,089		21,460	Total Taxable	20,460	2,227.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660051453	COLLINS, JAMES N & J DEANNA	10	199,144	1000	19,835	2,160.00							
2024	2024-660051453	COLLINS, JAMES N & J DEANNA	10	211,378	1000	19,228	2,027.00							
2023	2023-660051453	COLLINS, JAMES N & J DEANNA	10	179,747	1000	18,639	1,952.00							
2022	2022-660051453	COLLINS, JAMES N & J DEANNA	10	173,335	1000	18,067	1,884.00							
2021	2021-660051453	COLLINS, JAMES N & J DEANNA	10	172,844	1000	18,013	1,892.00							
2020	2020-660051453	COLLINS, JAMES N & J DEANNA	10	153,365	1000	15,756	1,680.00							
2019	2019-660051453	COLLINS, JAMES N & J DEANNA	10	147,890	1000	15,268	1,599.00							
2018	2018-660051453	COLLINS, JAMES N & J DEANNA	10	154,384	1000	15,158	1,641.00							
2017	2017-660051453	COLLINS, JAMES N & J DEANNA	10	152,754	1000	14,687	1,683.00							
2016	2016-660051453	COLLINS, JAMES N & J DEANNA	10	148,705	1000	14,230	1,487.00							
2015	2015-660051453	COLLINS, JAMES N & J DEANNA	10	144,945	1000	13,787	1,364.00							
2014	2014-660051453	COLLINS, JAMES N & J DEANNA	10	147,908	1000	13,356	1,319.00							
2013	2013-660051453	COLLINS, JAMES N & J DEANNA	10	138,467	1000	12,938	1,236.00							



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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



660051453\_004.JPG

10/21/2024

### Residential Data

Type 1 Single Family Residence  
Condition 3 - Average  
Quality 3 - Average  
Architecture  
Style 100% One Story  
Exterior Wall 100% Veneer, Masonry  
Base/Total Area 1,920 / 1,920  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 1,920  
Fixture/RghIn 11 /  
Bed/F/H Bath 3 / 2.0 /  
Basement Area  
Garage Type 570 Attached Garage - Unfinished  
Remodel  
Year/Eff Age 1992 / 26

### 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	192,552		
Lot Value		100.29	Per SqFt
Indicated Value	192,552		
Agland Value	1,180		
Site Improvements	28,377		
Total Value	222,109	115.68	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	106.26	Total Misc Impr	+	18,138
Roofing Adj	+ 4.65	Garage Cost	+	17,289
Subfloor Adj	+ -2.19	Total RCN	=	283,165
Heat/Cool Adj	+ 12.39	Depreciation ( 32%)	-	90,613
Plumbing Adj	+ 7.92	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	192,552
Adj Base Cost	= 129.03	Lot Value	+	
Total Area	x 1,920	Indicated Value	=	192,552
Adjusted Cost	= 247,738	Value Per SqFt		100.29

### 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	77170	28x6		168	25.87		4,346
PRCH	SLAB PORCH - COVERED	77171	18x8		144	25.95		3,737
PATO	SLAB PORCH - OPEN	77172	30x18		540	8.43		4,552



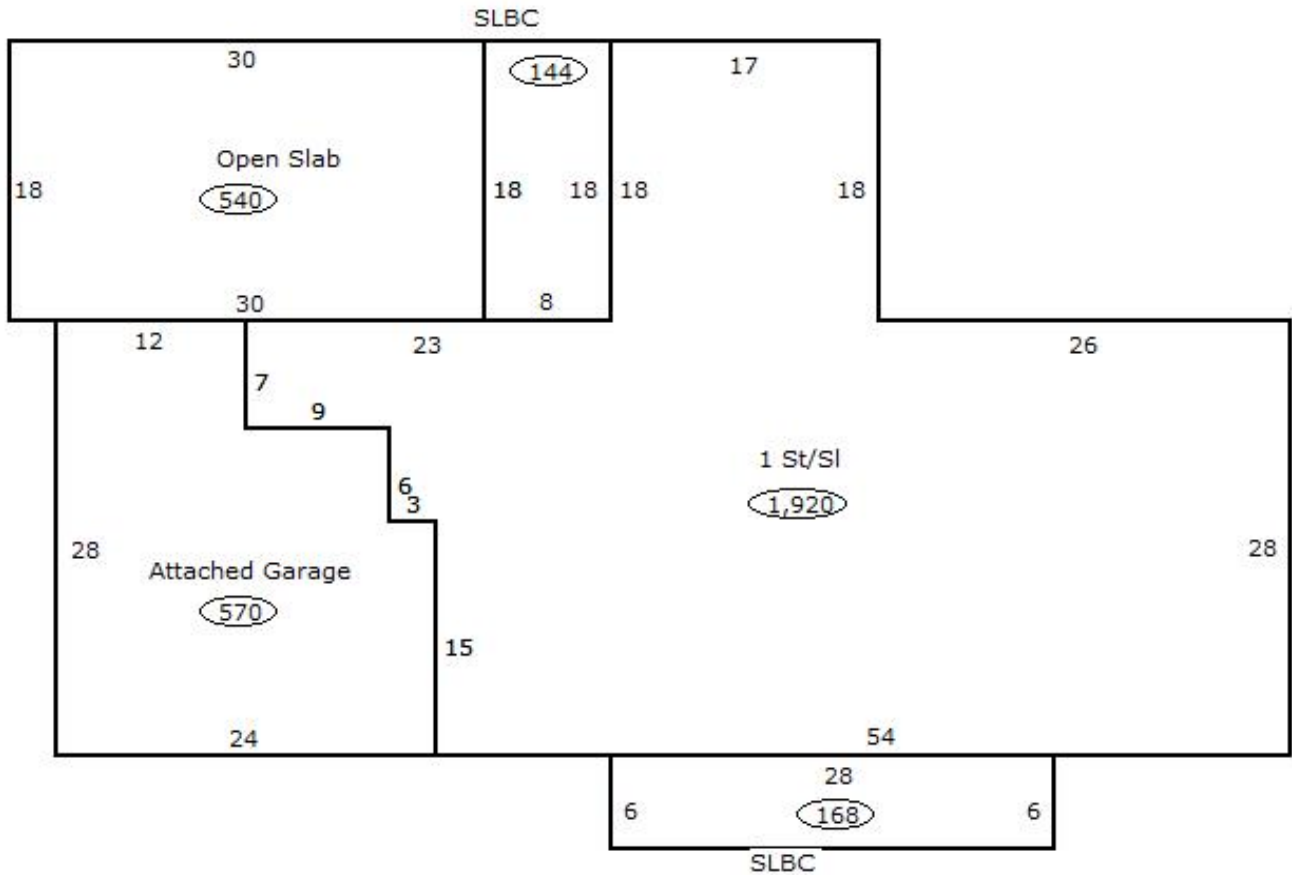
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Sketch Image

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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	1,920	1.000	1,920
2	G	1		13	Attached Garage	570	1.000	570
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PATO		13	Open Slab	540	1.000	540
<b>Total Building Area</b>						1,920		1,920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	24x30x0			720	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.24 x 720)	19,613		19,613	1,765	17,848
	BARN	BARN	0x0x0			616	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.48 x 616)	6,456		6,456	1,614	4,842
	BARN	BARN	0x0x0			1,100	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.34 x 1,100)	11,374		11,374	5,687	5,687



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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
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	2.500	192	192	480	480
<b>NTV PST Totals</b>						2.500			480	480
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80		0	2.500	280	280	700	700
<b>CLT LND Totals</b>						2.500			700	700
<b>Total Agland</b>						5.000			1,180	1,180