



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:25:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660051459 Parcel ID 24N15E-33-1-00000-000-0000 Cadastral ID 33-24-15-00450 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 339417 BRYANT, ALEX & DANA 6772 E 340 RD TALALA OK 74080-0000 Parcel Location Situs 06772 E 340 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 33 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660051459_001.JPG 1/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.52394250 -95.70968061																																																																																																																									
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 Time 08:25:23
 Page 2

Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.8576 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 211,595.00 x .27 = 57,565 Factor Value Adjustments 2.6486 Lot Value 152,467		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,230 / 1,930
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,230
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 20

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 255,568 132.42 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	91.55	Total Misc Impr	+ 4,324	Roofing Adj	+ 3.25	Garage Cost	+ 21,834
Subfloor Adj	+ -1.52	Total RCN	= 245,290	Heat/Cool Adj	+ 12.39	Depreciation (23%)	- 56,417
Plumbing Adj	+ 7.87	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 188,873
Adj Base Cost	= 113.54	Lot Value	+ 152,467	Total Area	x 1,930	Indicated Value	= 341,340
		Value Per SqFt	176.86	Adjusted Cost	= 219,132		

Value Reconciliation
Selected Approach Cost Approach Improvements 188,873 Lot Value 152,467 Indicated Value 341,340 176.86 Per SqFt Agland Value Site Improvements 23,031 Total Value 364,371 188.79 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	77175	26x5		130	25.99		3,379
PATO	SLAB PORCH - OPEN	77177	14x6		84	11.25		945



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Time 08:25:23
Page 4

660051459

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	18x10x8	Dirt	Formed Metal	180	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (19.02 x 180)		3,424		3,424	1,267	2,157
	LNT0	Lean To - Attached	12x24x8	Dirt	Formed Metal	288	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
	Base Cost (9.97 x 288)		2,871		2,871	1,235	1,636
	CPAT	Carport - Attached	24x18x8	Dirt	Formed Metal	432	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
	Base Cost (6.80 x 432)		2,938		2,938	1,263	1,675
	UTIL	Shop Building	35x25x8	Concrete	Formed Metal	875	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (31.86 x 875)		27,878		27,878	10,315	17,563



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Time 08:25:23
Page 5

Agland Inventory

660051459

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
							0	0	0	0
Totals						0.000			0	0
Total Agland						0.000			0	0