



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 660057163 Parcel ID 23N16E-06-3-00000-000-0000 Cadastral ID 06-23-16-01010 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 258403 OLDACRE, RENITA & MIKE 10486 E 355 RD TALALA OK 74080-0000 Parcel Location Situs 10486 E 355 RD Subdivision Lot/Block / Parcel Size 2.93 - Acres Sec/Twn/Rng 6 / 23 / 16 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0026 (7).JPG 1/7/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.50230933 -95.64226261 E 250', N 510', NE NE SW																																																																																																																									
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Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	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		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0026 (7).JPG 1/7/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,238 / 2,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	114.11	Total Misc Impr	+ 40,284				
Roofing Adj	+ 5.91	Garage Cost	+ 37,551				
Subfloor Adj	+ 0.00	Total RCN	= 402,949				
Heat/Cool Adj	+ 16.31	Depreciation (35%)	- 141,032				
Plumbing Adj	+ 8.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 261,917				
Adj Base Cost	= 145.27	Lot Value	+ 261,917				
Total Area	x 2,238	Indicated Value	= 261,917				
Adjusted Cost	= 325,114	Value Per SqFt	117.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,917		
Lot Value			
Indicated Value	261,917	117.03	Per SqFt
Agland Value	656		
Site Improvements	73,146		
Total Value	335,719	150.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	79100	48x9		432	31.53		13,621
PRCH	SLAB PORCH - COVERED	79101	52x10		520	31.25		16,250
PATO	SLAB PORCH - OPEN	79102	42x23		966	10.78		10,413

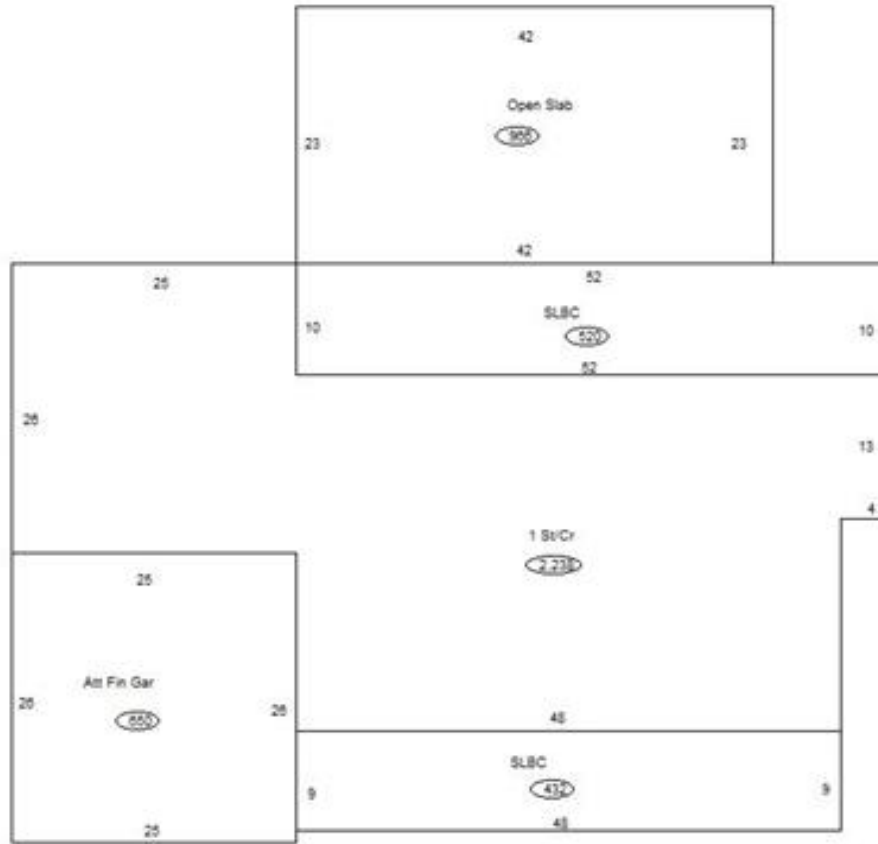


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,238	1.000	2,238
2	G	5		13	Att Fin Gar	650	1.000	650
3	M	PRCH		13	SLBC	432	1.000	432
4	M	PRCH		13	SLBC	520	1.000	520
5	M	PATO		13	Open Slab	966	1.000	966
Total Building Area						2,238		2,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,120
	Qual 2	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (30.67 x 1,120)	34,350		34,350	1,718	32,632
	BARN	BARN	0x0x0			1,624
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (9.63 x 1,624)	15,639		15,639	782	14,857
	BARN	BARN	0x0x0			2,080
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (9.07 x 2,080)	18,866		18,866	8,490	10,376
	BARN	BARN	0x0x0			1,680
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (9.56 x 1,680)	16,061		16,061	1,606	14,455
	HS	HAY SHED	0x0x0			504
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 504)	2,359		2,359	1,533	826



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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	IMP PST	80			2.930	224	224	656	656
IMP PST Totals						2.930			656	656
Total Agland						2.930			656	656