



# 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> 660062874 <b>Parcel ID</b> 24N15E-20-2-00000-000-0000 <b>Cadastral ID</b> 20-24-15-00730 <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> 319071 BOYD, JESS A & BILLIE J-TRUSTEES  4475 S 4080 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 04475 S 4080 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 27 - Acres <b>Sec/Twn/Rng</b> 20 / 24 / 15 / 2 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660062874 09/25/24</p> <p>660062874_002.JPG 10/1/2024</p>														
<b>Legal Description</b> Lat/Long: 36.54777084 -95.73833561																			
SW/4 SW/4 SW/4 NW/4 & SW/4 NW/4 LESS N 429' THEREOF					<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>R19</td> <td>R21- 911 ADDRESS</td> <td>12/2018</td> <td>07/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R21- 911 ADDRESS	12/2018	07/2020	
Number	Description	Opened	Closed	Amount															
R19	R21- 911 ADDRESS	12/2018	07/2020																
<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	2726/15	BRANSTETTER FAMILY TRUST	07/23/2018	175,500	WG										
					1840/107	BRANSTETTER, PEGGY	01/19/2007	0	4										
<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	2019	<b>Land Value</b>	2,856	2,721	11%	299	<b>Assessed</b>	20,092	2,173.58										
Year Frozen	2025	<b>Improvements</b>	188,849	179,939		19,793	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-95.00										
TIF Project ID	0	<b>Total Value</b>	191,705	182,660		20,092	<b>Total Taxable</b>	19,092	2,079.00										
<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	2025-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	185,596	1000	19,092	2,080.00										
2024	2024-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	197,210	1000	18,508	1,952.00										
2023	2023-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	199,828	1000	17,939	1,879.00										
2022	2022-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	199,807	1000	17,387	1,814.00										
2021	2021-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	164,831	1000	16,852	1,771.00										
2020	2020-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	2,856	34		1.00										
2019	2019-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	300	0	33	3.00										
2018	2018-660062874	BOYD, JESS A & BILLIE J-TRUSTEES			10	300	0	33	3.00										
2017	2017-660062874	BRANSTETTER FAMILY TRUST			10	300	0	33	3.00										
2016	2016-660062874	BRANSTETTER FAMILY TRUST			10	300	0	33	3.00										
2015	2015-660062874	BRANSTETTER FAMILY TRUST			10	300	0	33	3.00										
2014	2014-660062874	BRANSTETTER FAMILY TRUST			10	300	0	33	3.00										
2013	2013-660062874	BRANSTETTER FAMILY TRUST			10	300	0	33	3.00										



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size  
 Lot Count 0  
 Units Buildable 0  
 Non-Ag Acres 0  
 Topography  
 Street Access  
 Utilities  
 Amenities LAND QUALITY  
 Method Units-Buildable  
 Base Lot Value  
 Factor Value  
 Adjustments  
 Lot Value



660062874

09/25/24

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10/1/2024

**Residential Data**

Type 1 Single Family Residence  
 Condition 3 - Average  
 Quality 2 - Fair  
 Architecture  
 Style 100% One Story  
 Exterior Wall 100% Frame, Siding, Metal  
 Base/Total Area 1,320 / 1,320  
 Style 100% One Story  
 HVAC 100% Warmed & Cooled Air  
 Roof Cover 4 Metal, Preformed  
 Area on Slab 1,320  
 Fixture/RghIn 4 /  
 Bed/F/H Bath 1 / 1.0 /  
 Basement Area  
 Garage Type 2,010 Attached Garage - Unfinished  
 Remodel  
 Year/Eff Age 2020 / 5

**GRM Approach**

GRM Code  
 Gross Rent 0.00  
 Indicated Value

**Multiple Regression**

MRA Code  
 Adjusted R  
 Indicated Value

**Direct Comparables**

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

**Cost Approach**

Manual : 01/2025

Base Cost	87.23	Total Misc Impr	+	6,683
Roofing Adj	+ 4.62	Garage Cost	+	42,961
Subfloor Adj	+ 0.00	Total RCN	=	189,102
Heat/Cool Adj	+ 10.09	Depreciation ( 5%)	-	9,455
Plumbing Adj	+ 3.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	179,647
Adj Base Cost	= 105.65	Lot Value	+	
Total Area	x 1,320	Indicated Value	=	179,647
Adjusted Cost	= 139,458	Value Per SqFt		136.10

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	179,647		
Lot Value			
Indicated Value	179,647	136.10	Per SqFt
Agland Value	2,856		
Site Improvements	9,202		
Total Value	191,705	145.23	Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146292	21x16		336	19.89		6,683



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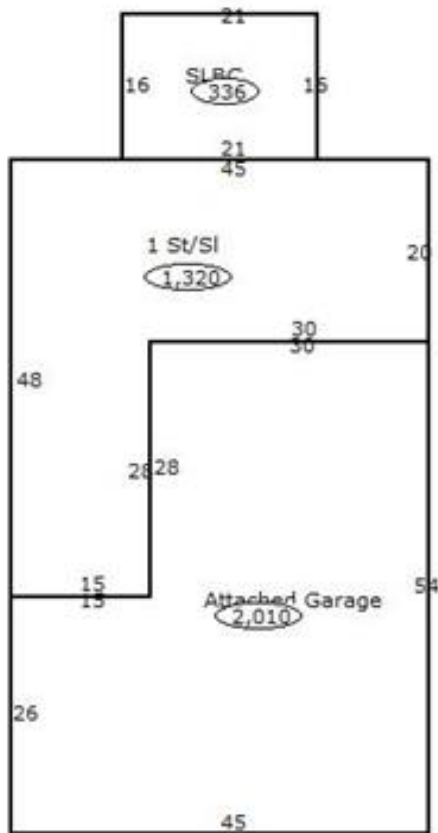
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,320	1.000	1,320
2	G	1		20	Attached Garage	2,010	1.000	2,010
3	M	PRCH		20	SLBC	336	1.000	336
<b>Total Building Area</b>						1,320		1,320



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	80x30x0			2,400
	Qual 2	Cond 3	Year 2020	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 2,400)	10,224	10,224	1,022	9,202



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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		0	1.500	72	72	108	108
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			13.500	72	72	972	972
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			11.000	144	144	1,584	1,584
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.000	192	192	192	192
<b>NTV PST Totals</b>						27.000			2,856	2,856
<b>Total Agland</b>						27.000			2,856	2,856