



# 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> 660067856 <b>Parcel ID</b> 24N14E-35-4-00000-000-0000 <b>Cadastral ID</b> 35-24-14-00120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 269073 CONLEY, JIMMY D II & DONNA J  6524 S 4060 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 06524 S 4060 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 35 / 24 / 14 / 4 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (327)\IMG_0026.JPG 2/6/2024</p>														
<b>Legal Description</b> Lat/Long: 36.51700420 -95.77713790																			
TR IN NE SE DESC AS; BEG NE/C NE SE TH S 00-34-19 E 527.16' S 89 38-40 W 413.19' N 00-34-23 W 527.43' N 89-40-52 E 413.2' 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>					<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	1124/596	HOLLY, ROBERT CLAY &	07/31/1998	113,000	Yes										
					1074/609	VAN PELT, MARY VIRGINIA TRUSTE	07/23/1997	0	No										
<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	1998		Land Value 58,813	47,080	11%	5,179	Assessed	24,138	2,611.29										
Year Frozen	0		Improvements 211,041	172,353		18,959	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		<b>Total Value</b> 269,854	219,433		24,138	<b>Total Taxable</b>	23,138	2,517.00										
<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	2025-660067856	CONLEY, JIMMY D II & DONNA J			10	243,948	1000	22,435	2,441.00										
2024	2024-660067856	CONLEY, JIMMY D II & DONNA J			10	255,930	1000	21,752	2,292.00										
2023	2023-660067856	CONLEY, JIMMY D II & DONNA J			10	210,832	1000	21,090	2,208.00										
2022	2022-660067856	CONLEY, JIMMY D II & DONNA J			10	210,519	1000	20,446	2,131.00										
2021	2021-660067856	CONLEY, JIMMY D II & DONNA J			10	197,293	1000	19,821	2,080.00										
2020	2020-660067856	CONLEY, JIMMY D II & DONNA J			10	193,167	1000	19,215	2,047.00										
2019	2019-660067856	CONLEY, JIMMY D II & DONNA J			10	178,422	1000	18,626	1,947.00										
2018	2018-660067856	CONLEY, JIMMY D II & DONNA J			10	175,138	1000	18,265	1,975.00										
2017	2017-660067856	CONLEY, JIMMY D II & DONNA J			10	173,654	1000	18,102	2,071.00										
2016	2016-660067856	CONLEY, JIMMY D II & DONNA J			10	169,250	1000	17,618	1,838.00										
2015	2015-660067856	CONLEY, JIMMY D II &			10	166,579	1000	17,324	1,710.00										
2014	2014-660067856	CONLEY, JIMMY D II &			10	169,511	1000	16,866	1,662.00										
2013	2013-660067856	CONLEY, JIMMY D II &			10	159,805	1000	16,346	1,558.00										



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Lot Data		Square-Foot - NBHD 4040 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	5.0008		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	217,834.00 x .27 = 58,813		
Factor Value			
Adjustments	1.0000		
Lot Value	58,813		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,283 / 2,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,283
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	219,061 95.95 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	205,974
Lot Value	58,813
Indicated Value	264,787 115.98 Per SqFt
Agland Value	
Site Improvements	5,067
Total Value	269,854 118.20 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	95.61	Total Misc Impr	+	8,069
Roofing Adj	+ 4.38	Garage Cost	+	
Subfloor Adj	+ -2.28	Total RCN	=	274,632
Heat/Cool Adj	+ 12.39	Depreciation ( 25%)	-	68,658
Plumbing Adj	+ 6.66	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	205,974
Adj Base Cost	= 116.76	Lot Value	+	58,813
Total Area	x 2,283	Indicated Value	=	264,787
Adjusted Cost	= 266,563	Value Per SqFt		115.98

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	82447	9x6		54	26.22		1,416
PRCH	SLAB PORCH - COVERED	82448	26x10		260	25.59		6,653



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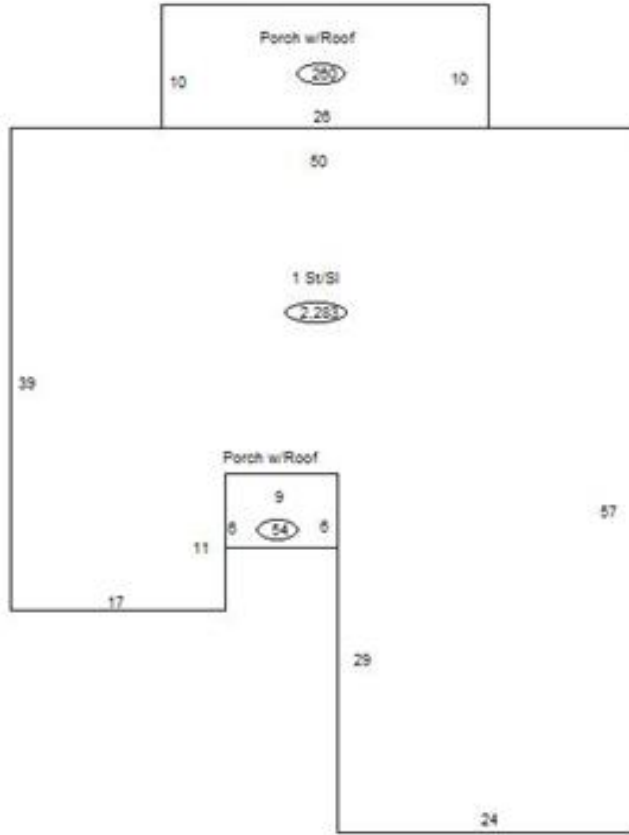
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,283	1.000	2,283
2	M	PRCH		13	SLBC	54	1.000	54
3	M	PRCH		13	SLBC	260	1.000	260
<b>Total Building Area</b>						<b>2,283</b>		<b>2,283</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			540
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 540)	16,891		16,891	11,824	5,067
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					