



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:41:39
 Page 1

Assessment Data					Primary Image																																																																																																											
Account 660068136 Parcel ID 23N14E-14-4-00000-000-0000 Cadastral ID 14-23-14-02950 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 269744 LEDFORD, KRIS T & DONIA L 9700 S 4055 RD TALALA OK 74080-0000 Parcel Location Situs 09700 S 4055 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 14 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>660068136_004.JPG 3/12/2024</p>																																																																																																											
Legal Description Lat/Long: 36.47241041 -95.78328445																																																																																																																
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Rogers

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Date 04/17/2026
Time 06:41:39
Page 2

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		
Residential Data		

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,287 / 2,287
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,287
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21



660068136_004.JPG 3/12/2024

Cost Approach		Manual : 01/2025	
Base Cost	95.11	Total Misc Impr	+ 17,066
Roofing Adj	+ 4.46	Garage Cost	+ 19,912
Subfloor Adj	+ -2.32	Total RCN	= 303,802
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 75,951
Plumbing Adj	+ 6.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 227,851
Adj Base Cost	= 116.67	Lot Value	+ 227,851
Total Area	x 2,287	Indicated Value	= 227,851
Adjusted Cost	= 266,824	Value Per SqFt	99.63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,851		
Lot Value			
Indicated Value	227,851	99.63	Per SqFt
Agland Value	5,530		
Site Improvements	28,438		
Total Value	261,819	114.48	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2017	1	0.00	
PRCH	SLAB PORCH - COVERED	82517	41x7		287	26.03	7,471
PRCH	SLAB PORCH - COVERED	82518	35x7		245	26.16	6,409
PRCH	SLAB PORCH - COVERED	82520	12x10		120	26.55	3,186

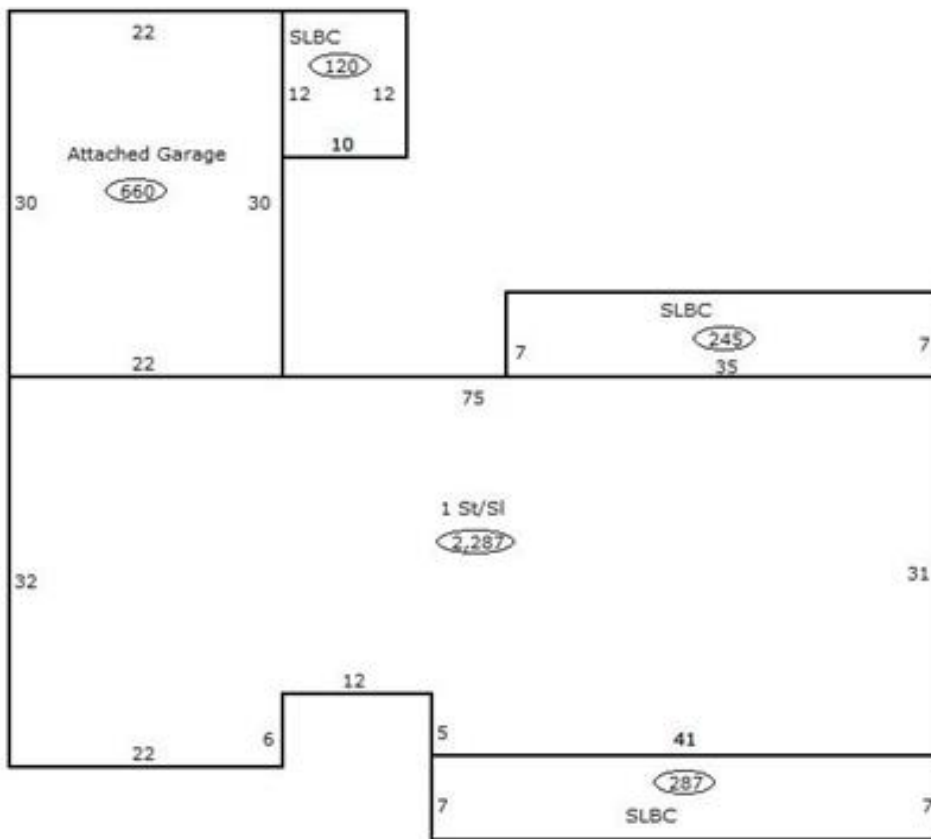


Rogers
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Date 04/17/2026
 Time 06:41:39
 Page 3

Sketch Image

660068136



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,287	1.000	2,287
2	M	PRCH		13	SLBC	287	1.000	287
3	M	PRCH		13	SLBC	245	1.000	245
4	G	1		13	Attached Garage	660	1.000	660
5	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						2,287		2,287



Rogers





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Date 04/17/2026
 Time 06:41:39
 Page 4

660068136

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	12x12x0			144
	Qual	3	Cond 3	Year	2012	Eff Age
	Valuation Summary Base Cost (4.26 x 144) 613		Modifier Total	RCN	Depr (25% Phys/ % Func) 613 153	RCNLD 460
	BARN	BARN	0x0x0			1,296
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (10.08 x 1,296) 13,064		Modifier Total	RCN	Depr (40% Phys/ % Func) 13,064 5,226	RCNLD 7,838
	LT	LEAN-TO	0x0x0			160
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (2.92 x 160) 467		Modifier Total	RCN	Depr (70% Phys/ % Func) 467 327	RCNLD 140
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN	Depr (20% Phys/ % Func) 25,000 5,000	RCNLD 20,000



Rogers

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Date 04/17/2026
 Time 06:41:40
 Page 5

Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data		GRM Approach						
Type	1 Single Family Residence	GRM Code						
Condition	3 - Average	Gross Rent	0.00					
Quality	2.5 - Fair	Indicated Value						
Architecture		Multiple Regression						
Style	100% 1 1/2 Story Finished	MRA Code						
Exterior Wall	100% Frame, Siding, Wood	Adjusted R						
Base/Total Area	728 / 1,195	Indicated Value						
Style	100% 1 1/2 Story Finished	Direct Comparables						
HVAC	100% Warmed & Cooled Air	Selection Model	A Adam Test					
Roof Cover	4 Metal, Preformed	Adjustment Model	A2 AO Test					
Area on Slab	728	Comparables						
Fixture/RghIn	11 /	Indicated Value						
Bed/F/H Bath	2 / 2.0 /	Value Reconciliation						
Basement Area		Selected Approach	Cost Approach					
Garage Type		Improvements	132,674					
Remodel		Lot Value						
Year/Eff Age	2020 / 5	Indicated Value	132,674 111.02 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	132,674 111.02 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	87.62	Total Misc Impr	+ 3,702					
Roofing Adj	+ 3.73	Garage Cost	+ 0					
Subfloor Adj	+ -0.83	Total RCN	= 139,657					
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 6,983					
Plumbing Adj	+ 11.78	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 132,674					
Adj Base Cost	= 113.77	Lot Value	+ 0					
Total Area	x 1,195	Indicated Value	= 132,674					
Adjusted Cost	= 135,955	Value Per SqFt	111.02					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148972	26x6		156	23.73		3,702



Rogers

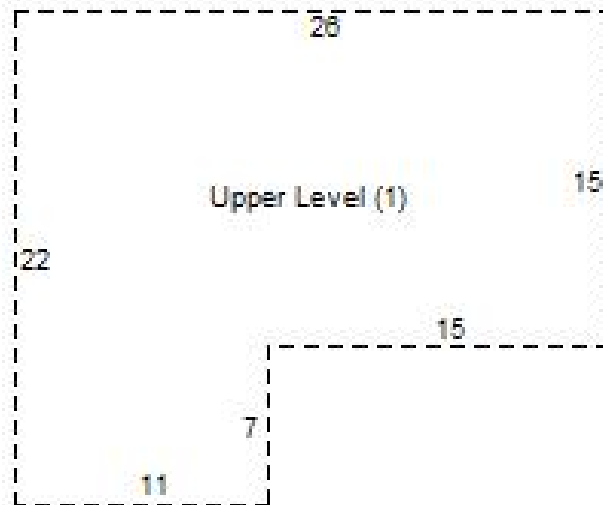
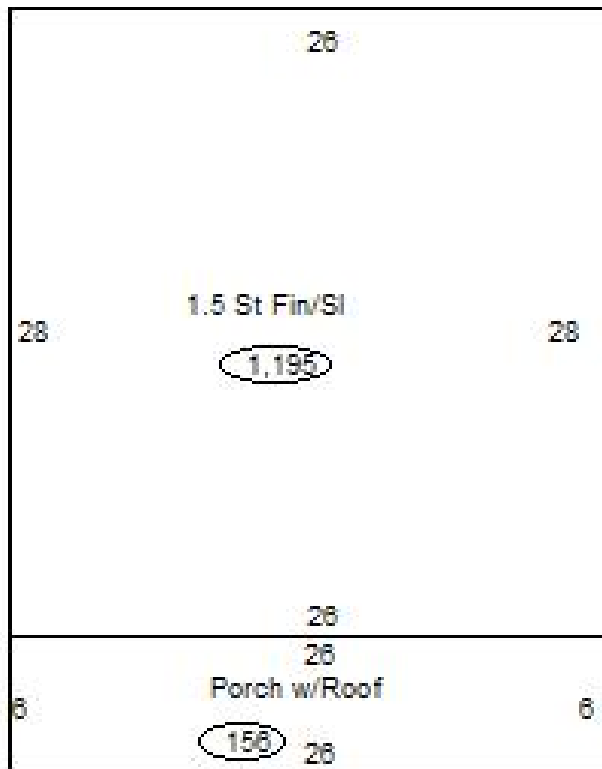
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 Page 6

Sketch Image

660068136



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1	R	5	Slab	13	1.5 St Fin/Sl	728	1.641	1,195
2	M	PRCH		13	SLBC	156	1.000	156
3	U	^UL		13	Upper Level (1)	467	1.000	467
Total Building Area						728		1,195



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Date 04/17/2026
Time 06:41:40
Page 7

Agland Inventory

660068136

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30		0	10.000	54	54	540	540
TMBR Totals						10.000			540	540
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59		0	18.000	165	165	2,974	2,974
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	12.000	168	168	2,016	2,016
IMP PST Totals						30.000			4,990	4,990
Total Agland						40.000			5,530	5,530