



# 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	660069810				<p>660069810_002.JPG 8/30/2024</p>									
Parcel ID	24N15E-09-1-00000-000-0000													
Cadastral ID	09-24-15-00110													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	272096													
CROWSON, JODY G														
PO BOX 2 TALALA OK 74080-0002														
<b>Parcel Location</b>														
Situs	02570 S 4100 RD													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	9 / 24 / 15 / 1													
Neighborhood	4040 - TALALA AREA WEST OF LAKE													
School District	S004 - OOLOGAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.57747619 -95.70919131														
<b>Building Permits</b>														
S2 NE														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1189/807	SCHMIDT, LOWELL R &	08/30/1999	104,000	Yes					
					1094/856	ESLINGER, SHIRLEY J	01/13/1998	64,000	No					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2000	Land Value	11,200	11,200	11%	1,232	Assessed	18,254	1,974.75					
Year Frozen	0	Improvements	250,807	154,744		17,022	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	262,007	165,944		18,254	Total Taxable	17,254	1,881.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660069810	CROWSON, JODY G	10	201,692	1000	16,723	1,823.00							
2024	2024-660069810	CROWSON, JODY G	10	199,207	1000	16,206	1,711.00							
2023	2023-660069810	CROWSON, JODY G	10	167,175	1000	15,705	1,647.00							
2022	2022-660069810	CROWSON, JODY G	10	165,052	1000	15,219	1,589.00							
2021	2021-660069810	CROWSON, JODY G	10	146,129	1000	14,746	1,551.00							
2020	2020-660069810	CROWSON, JODY G	10	143,248	1000	14,288	1,526.00							
2019	2019-660069810	CROWSON, JODY G	10	138,525	1000	13,842	1,450.00							
2018	2018-660069810	CROWSON, JODY G	10	143,854	1000	13,410	1,454.00							
2017	2017-660069810	CROWSON, JODY G	10	142,607	1000	12,990	1,490.00							
2016	2016-660069810	CROWSON, JODY G	10	139,083	1000	12,583	1,317.00							
2015	2015-660069810	CROWSON, JODY G	10	136,115	1000	12,187	1,207.00							
2014	2014-660069810	CROWSON, JODY G	10	140,124	1000	11,803	1,167.00							
2013	2013-660069810	CROWSON, JODY G	10	132,309	1000	11,431	1,093.00							



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

### 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



660069810\_002.JPG

8/30/2024

### Residential Data

Type 1 Single Family Residence  
Condition 3 - Average  
Quality 2.5 - Fair  
Architecture  
Style 100% One Story  
Exterior Wall 90% Frame, Siding, Metal 10% Frame, Siding, Wo  
Base/Total Area 2,340 / 2,340  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 4 Metal, Preformed  
Area on Slab 0  
Fixture/RghIn 4 /  
Bed/F/H Bath 2 / 1.0 /  
Basement Area  
Garage Type  
Remodel  
Year/Eff Age 2000 / 20

### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code  
Adusted R  
Indicated Value

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	195,308		
Lot Value			
Indicated Value	195,308	83.46	Per SqFt
Agland Value	11,200		
Site Improvements	55,499		
Total Value	262,007	111.97	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	83.61	Total Misc Impr	+	7,802
Roofing Adj	+ 4.54	Garage Cost	+	
Subfloor Adj	+ 1.01	Total RCN	=	248,214
Heat/Cool Adj	+ 11.24	Depreciation ( 25%)	-	62,054
Plumbing Adj	+ 2.34	Lump Sums	+	9,148
Basement Adj	+ 0.00	RCNLD	=	195,308
Adj Base Cost	= 102.74	Lot Value	+	
Total Area	x 2,340	Indicated Value	=	195,308
Adjusted Cost	= 240,412	Value Per SqFt		83.46

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
WODC	WOOD DECK - COVERED	84694	30x8		240	32.47		7,793
PRCH	SLAB PORCH - COVERED	84695	12x10		120	23.40		2,808
WODO	WOOD DECK - OPEN	84696	10x8		80	26.06	35%	1,355
FPR1	Fireplace - Residential 1 Story			1	1	4,994.06		4,994



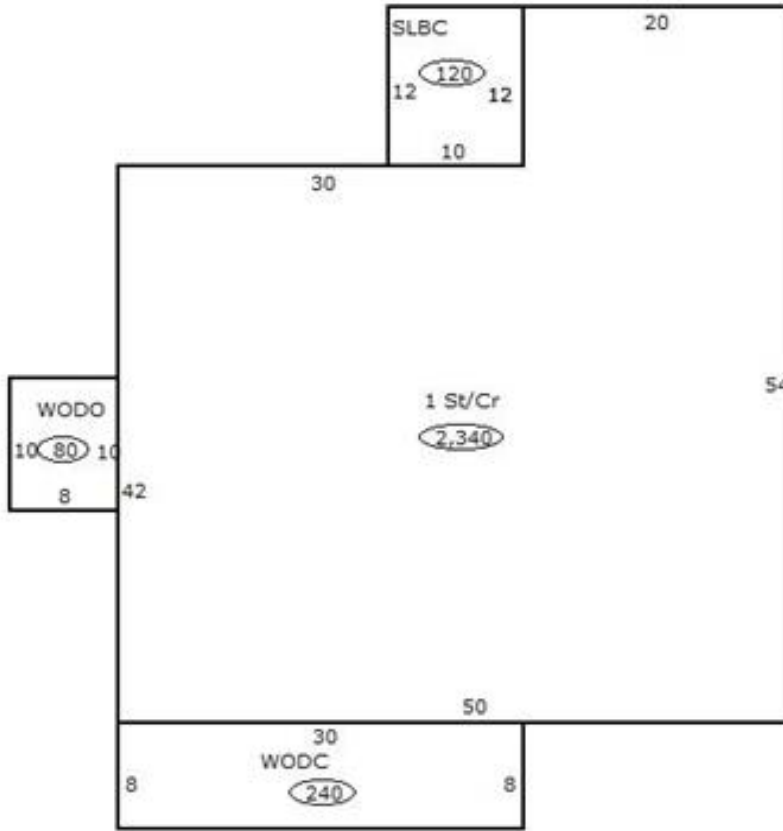
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Sketch Image

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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	2,340	1.000	2,340
2	M	WODC		13	WODC	240	1.000	240
3	M	PRCH		13	SLBC	120	1.000	120
4	M	WODO		13	WODO	80	1.000	80
<b>Total Building Area</b>						2,340		2,340



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL Shop/Slab		28x24x10	Concrete	Formed Metal	672
	Qual 2	Cond 2	Year 2024	Eff Age 2		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.57 x 672)		19,199	19,199	576	18,623
	UTIL SHOP BUILDING		0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.71 x 1,500)		43,065	43,065	8,613	34,452
	LT LEAN-TO		0x0x0			500
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 500)		1,460	1,460	438	1,022
	LT LEAN-TO		50x12x0			600
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 600)		1,752	1,752	350	1,402
	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 )					
	CP CARPORT DIRT		0x0x0			
	Qual	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 (3.50 x )					
	STF STG FAIR		0x0x0			
	Qual	Cond	Year	Eff Age		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STG	Stage, Live Perf	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
			0			
			0			
			0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.65 x )					
	CP1	CARPORT DIRT	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.66 x )					



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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	35.000	72	72	2,520	2,520
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	41.000	192	192	7,872	7,872
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	4.000	202	202	808	808
<b>NTV PST Totals</b>						80.000			11,200	11,200
<b>Total Agland</b>						80.000			11,200	11,200