



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 660071058 Parcel ID 24N15E-30-4-00000-000-0000 Cadastral ID 30-24-15-00410 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 262048 GRUBB, MATTHEW TRUSTEE 4705 E 340 RD TALALA OK 74080-0000																																																																																																																									
Parcel Location Situs 04705 E 340 RD Subdivision Lot/Block / Parcel Size 70 - Acres Sec/Twn/Rng 30 / 24 / 15 / 4 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52889949 -95.74711687					Building Permits <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>R5</td> <td>ROLL LOAFING SHED PER V5/LDC</td> <td>12/2004</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	ROLL LOAFING SHED PER V5/LDC	12/2004	12/2004																																																																																																							
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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



660071058_003.JPG

2/25/2025

Residential Data

Type 1 Single Family Residence
 Condition 2 - Fair
 Quality 2 - Fair
 Architecture DMH LOWER VALUED MH
 Style 100% One Story
 Exterior Wall 100% Frame, Siding, Vinyl
 Base/Total Area 1,820 / 1,820
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 4 Metal, Preformed
 Area on Slab 0
 Fixture/RghIn 11 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 2000 / 26

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	54.81	Total Misc Impr	+	0
Roofing Adj	+ 4.18	Garage Cost	+	
Subfloor Adj	+ 2.13	Total RCN	=	142,015
Heat/Cool Adj	+ 10.09	Depreciation (38%)	-	53,966
Plumbing Adj	+ 6.81	Lump Sums	+	2,062
Basement Adj	+ 0.00	RCNLD	=	90,111
Adj Base Cost	= 78.03	Lot Value	+	
Total Area	x 1,820	Indicated Value	=	90,111
Adjusted Cost	= 142,015	Value Per SqFt		49.51

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	90,111		
Lot Value			
Indicated Value	90,111	49.51	Per SqFt
Agland Value	14,885		
Site Improvements	1,661		
Total Value	106,657	58.60	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	115771	12x8		96	23.86	10%	2,062



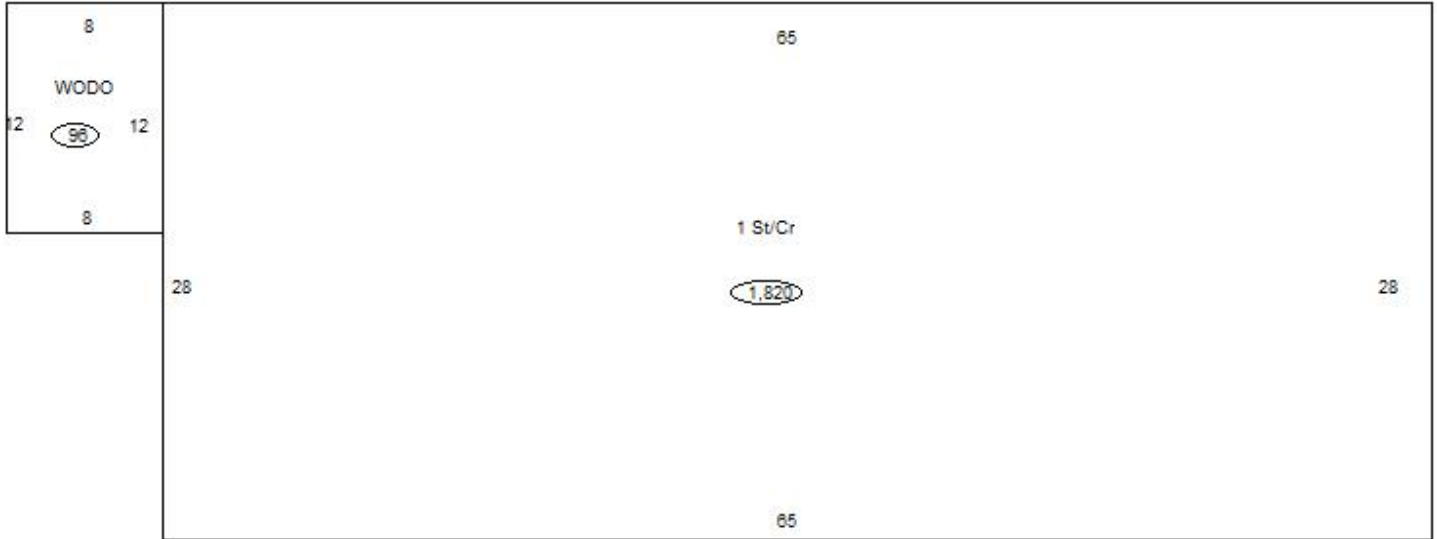
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,820	1.000	1,820
2	M	WODO		10	WODO	96	1.000	96
Total Building Area						1,820		1,820



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 600)	2,556		2,556	895	1,661



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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	IMP PST	30		0	2.000	84	84	168	168
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	2.000	224	224	448	448
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	20.000	224	224	4,480	4,480
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	46.000	213	213	9,789	9,789
IMP PST Totals						70.000			14,885	14,885
Total Agland						70.000			14,885	14,885