



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 660071060 Parcel ID 24N15E-30-3-00000-000-0000 Cadastral ID 30-24-15-00430 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 300163 CHAIN, VICKI SUE TRUSTEE PO BOX 49 TALALA OK 74080-0000 Parcel Location Situs 04015 E 340 RD Subdivision Lot/Block / Parcel Size 79.02 - Acres Sec/Twn/Rng 30 / 24 / 15 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660071060 02/25/25</p> <p>660071060_002.JPG 2/25/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.52850482 -95.75623513																																																																																																																									
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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



660071060

02/25/25

660071060_002.JPG

2/25/2025

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 5 - Very Good
 Architecture
 Style 100% 1 1/2 Story Finished
 Exterior Wall 100% Veneer, Masonry
 Base/Total Area 3,585 / 4,003
 Style 100% 1 1/2 Story Finished
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 3,585
 Fixture/RghIn 17 /
 Bed/F/H Bath 5 / 4.0 /
 Basement Area
 Garage Type 1,114 Attached Garage - Unfinished
 Remodel
 Year/Eff Age 2007 / 14

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	107.50	Total Misc Impr	+	29,814
Roofing Adj	+ 5.50	Garage Cost	+	56,126
Subfloor Adj	+ -3.78	Total RCN	=	629,147
Heat/Cool Adj	+ 18.08	Depreciation (14%)	-	88,081
Plumbing Adj	+ 8.41	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	541,066
Adj Base Cost	= 135.70	Lot Value	+	
Total Area	x 4,003	Indicated Value	=	541,066
Adjusted Cost	= 543,207	Value Per SqFt		135.17

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	541,066		
Lot Value			
Indicated Value	541,066	135.17	Per SqFt
Agland Value	14,497		
Site Improvements	108,770		
Total Value	664,333	165.96	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	84951	36x15		540	34.39		18,571
PRCH	SLAB PORCH - COVERED	84952	25x5		125	36.07		4,509
PRCH	SLAB PORCH - COVERED	84953	21x9		189	35.63		6,734



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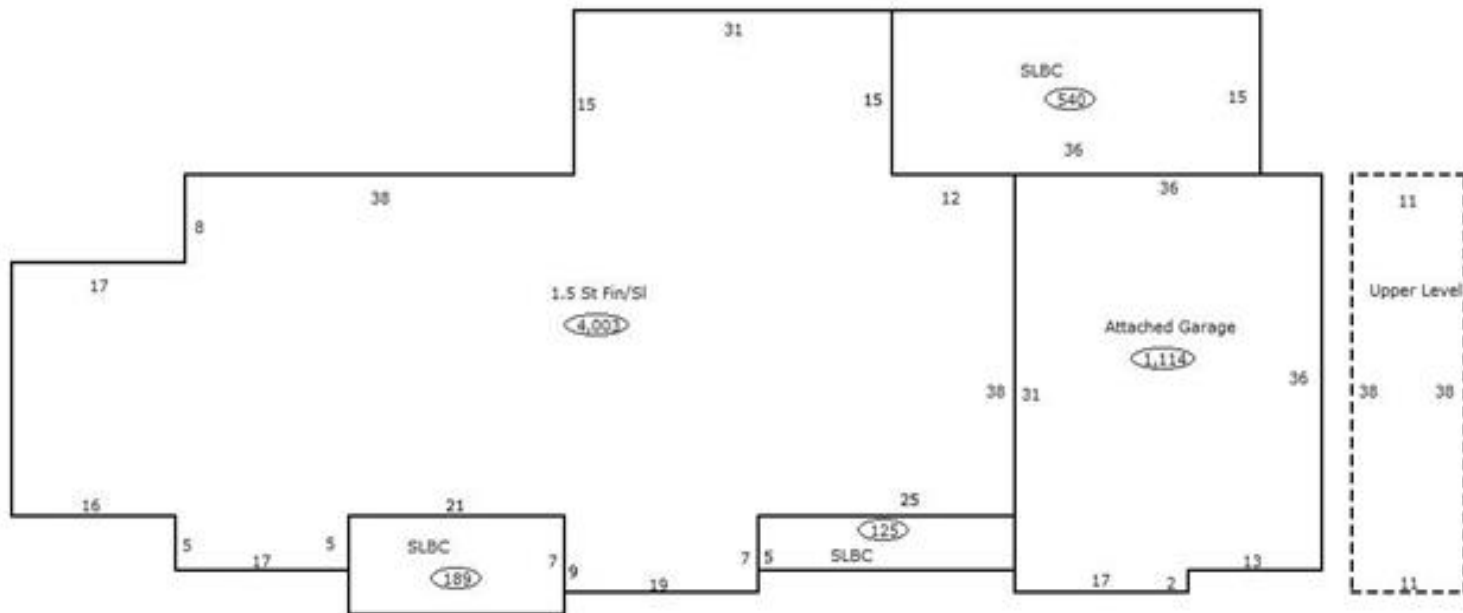
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,585	1.117	4,003
2	G	1		13	Attached Garage	1,114	1.000	1,114
3	M	PRCH		13	SLBC	540	1.000	540
4	M	PRCH		13	SLBC	125	1.000	125
5	M	PRCH		13	SLBC	189	1.000	189
6	U	^UL	Overhang	13	Upper Level	418	1.000	418
Total Building Area						3,585		4,003



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	70x10x0			700
	Qual	2	Cond 3	Year 2012	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 700)	2,044		2,044	102	1,942
	LT	LEAN-TO	70x10x0			700
	Qual	2	Cond 3	Year 2012	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 700)	2,044		2,044	102	1,942
	BARN	BARN	40x30x0			1,200
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (10.66 x 1,200)	12,792		12,792	640	12,152
	UTIL	SHOP BUILDING	0x0x0			2,800
	Qual	2	Cond 3	Year 2010	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (24.89 x 2,800)	69,692		69,692	3,485	66,207
	LF	LOAFING SHED	0x0x0			200
	Qual	3	Cond 3	Year 2010	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 200)	852		852	43	809
	BARN	BARN	0x0x0			1,512
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (9.78 x 1,512)	14,787		14,787	3,697	11,090
	LT	LEAN-TO	0x0x0			972
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 972)	2,838		2,838	710	2,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	12,500	12,500



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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	18.000	84	84	1,512	1,512
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76		0	61.020	213	213	12,985	12,985
IMP PST Totals						79.020			14,497	14,497
Total Agland						79.020			14,497	14,497