



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:23:43
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Assessment Data					Primary Image																																																																																																																				
Account 660074048 Parcel ID 000000-00-0-00203-001-0001 Cadastral ID 04-23-15-00700 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336768 GREGORY, MARK ALLEN & TARA 7995 S COUNTRY LN TALALA OK 74080-0000 Parcel Location Situs 07995 S COUNTRY LN Subdivision COUNTRY AIR ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 23 / 15 / 5 Neighborhood 1211 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660074048_003.JPG 12/28/2024</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1211 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.1416 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 93,287.00 x 1.15 = 107,011 Factor Value Adjustments 1.0000 Lot Value 107,011		<p>660074048 12/10/24</p> <p>660074048_003.JPG 12/28/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,176 / 2,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,176
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	702 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	273,909	125.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	330,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.38	Total Misc Impr	+ 37,437				
Roofing Adj	+ 4.60	Garage Cost	+ 26,311				
Subfloor Adj	+ -2.19	Total RCN	= 341,319				
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 68,264				
Plumbing Adj	+ 7.13	Lump Sums	+ 28,217				
Basement Adj	+ 0.00	RCNLD	= 301,272				
Adj Base Cost	= 127.56	Lot Value	+ 107,011				
Total Area	x 2,176	Indicated Value	= 408,283				
Adjusted Cost	= 277,571	Value Per SqFt	187.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,272		
Lot Value	107,011		
Indicated Value	408,283	187.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	408,283	187.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	87497	38x6		228	26.21		5,976
EPSW	ENCLOSED PORCH - SOLID WALL	87498	382		382	67.66		25,846
WODC	WOOD DECK - COVERED	131226	16x16		256	33.61		8,604
GRDT	Garage - Detached	163676	30x24		720	27.24		19,613



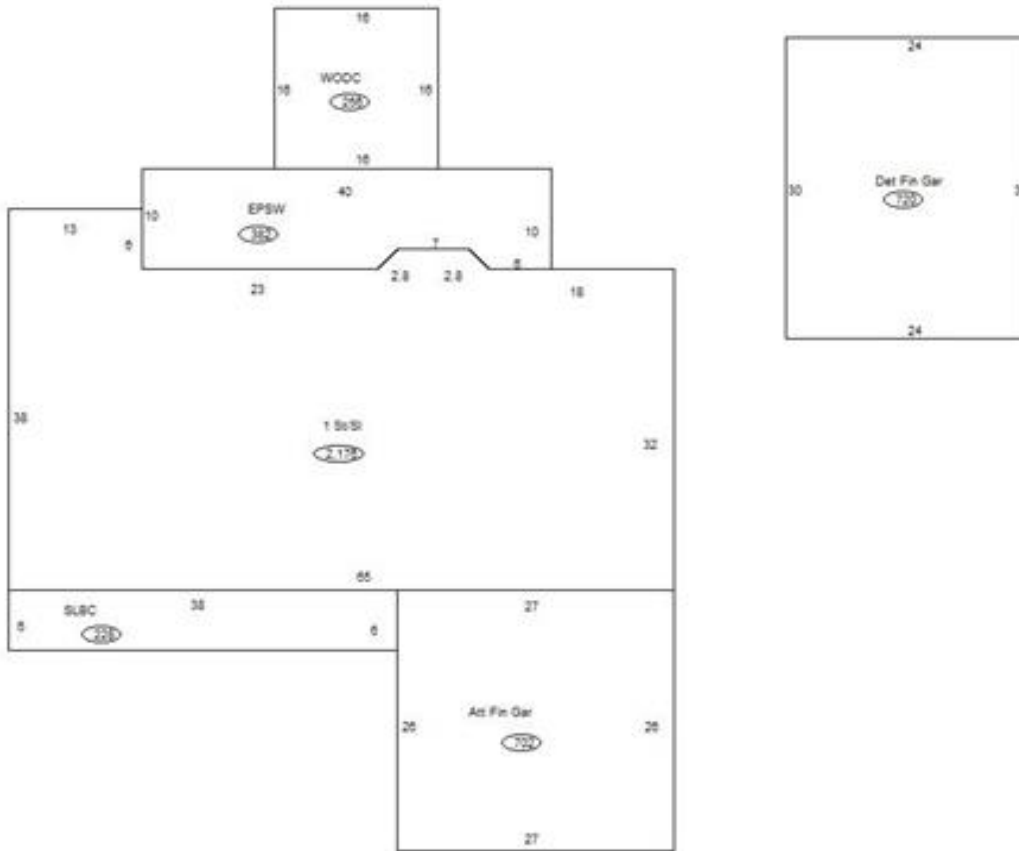
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Sketch Image

660074048



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,176	1.000	2,176
2	G	5		13	Att Fin Gar	702	1.000	702
3	M	PRCH		13	SLBC	228	1.000	228
4	M	EPSW		13	EPSW	382	1.000	382
5	M	WODC		13	WODC	256	1.000	256
6	G	6		13	Det Fin Gar	720	1.000	720
Total Building Area						2,176		2,176