



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 660076113 Parcel ID 23N14E-01-4-00000-000-0000 Cadastral ID 01-23-14-00420 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 306182 DESPAIN, BRADY J & NELYA V 3330 E 350 RD TALALA OK 74080-0000																																																																																																																									
Parcel Location Situs 03330 E 350 RD Subdivision Lot/Block / Parcel Size 76.16 - Acres Sec/Twn/Rng 1 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.50664558 -95.76976526 LOT 3 & SE NW LESS THE E 500' N 360' LOT 3.					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>R19</td> <td>R19- NEW SFR</td> <td>03/2018</td> <td>12/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19- NEW SFR	03/2018	12/2018																																																																																																							
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Lot Data	
Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,963 / 2,963
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	506 Total, 506 Partition
Garage Type	831 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

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	

Cost Approach		Manual : 01/2025	
Base Cost	105.92	Total Misc Impr	+ 10,093
Roofing Adj	+ 5.02	Garage Cost	+ 30,922
Subfloor Adj	+ 0.00	Total RCN	= 461,702
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 27,702
Plumbing Adj	+ 7.55	Lump Sums	+ 0
Basement Adj	+ 9.02	RCNLD	= 434,000
Adj Base Cost	= 141.98	Lot Value	+ 434,000
Total Area	x 2,963	Indicated Value	= 434,000
Adjusted Cost	= 420,687	Value Per SqFt	146.47

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	434,000		
Lot Value			
Indicated Value	434,000	146.47	Per SqFt
Agland Value	11,329		
Site Improvements	664		
Total Value	445,993	150.52	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138399	11x4		44	29.39		1,293
PRCH	SLAB PORCH - COVERED	138400	270		270	28.57		7,714
PATO	SLAB PORCH - OPEN	138401	21x4		84	12.93		1,086



Rogers

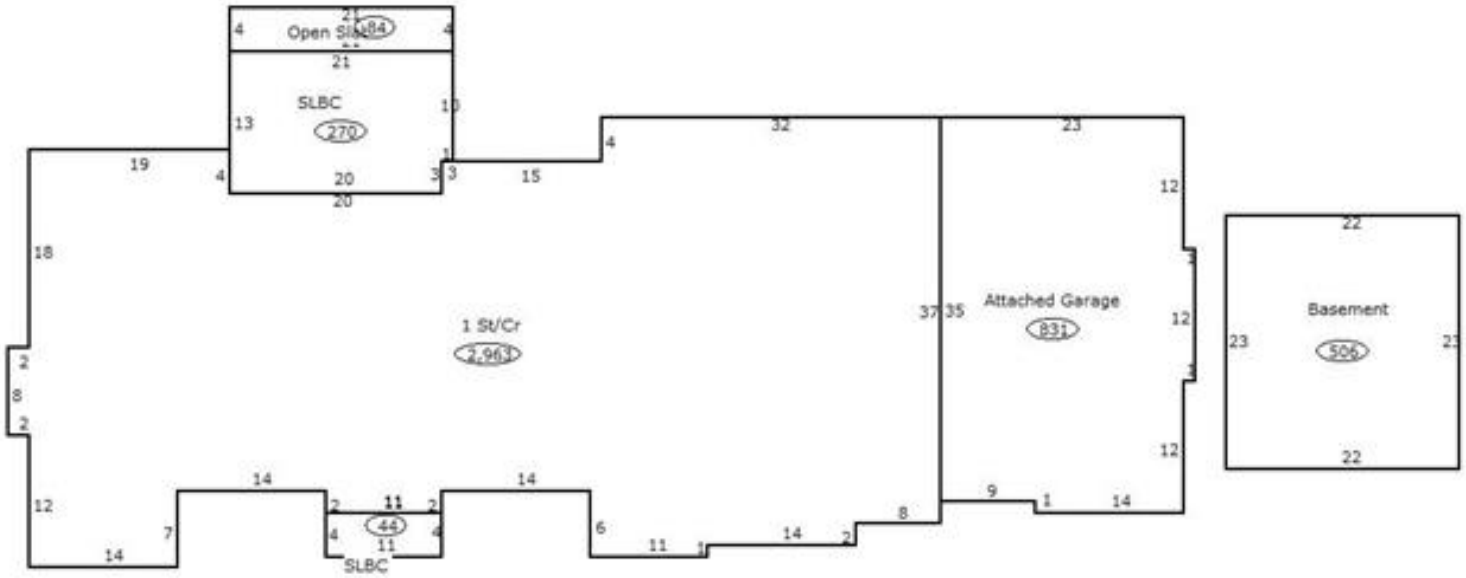
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Sketch Image

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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	2,963	1.000	2,963
2	G	1		13	Attached Garage	831	1.000	831
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PRCH		13	SLBC	270	1.000	270
5	M	PATO		13	Open Slab	84	1.000	84
6	B	2		13	Basement	506	1.000	506
Total Building Area						2,963		2,963



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			240
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 240)	1,022		1,022	358
						664



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			23.060	122	122	2,823	2,823
NTV PST Totals						23.060			2,823	2,823
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			14.000	143	143	1,999	1,999
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			2.000	84	84	168	168
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			30.100	168	168	5,057	5,057
VE	VERDIGRIS CLAY LOAM	IMP PST	90			3.000	252	252	756	756
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47			4.000	132	132	526	526
IMP PST Totals						53.100			8,506	8,506
Total Agland						76.160			11,329	11,329