



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 660076374 Parcel ID 23N14E-10-2-00000-000-0000 Cadastral ID 10-23-14-00120 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348724 MCCOY, DALTON ALAN 8205 S 4040 RD TALALA OK 74080-0000 Parcel Location Situs 08205 S 4040 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 10 / 23 / 14 / 2 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\callback talala\IMG_0007.JPG 12/11/2025</p>														
Legal Description Lat/Long: 36.49374871 -95.81015661																			
N2 S2 NW NW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	PHILLIPS, MIKAYLA	11/12/2025	233,000	20										
					/	PLOWMAN, RUDOLPH D JR &	11/15/2019	140,000	YES										
					1288/191	DEVORE, DANNY & SHIRLEY &	04/26/2001	89,000	YES										
					1246/873	NEMECEK, SCOTT & DANA	08/29/2000	24,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2026		Land Value	2,215	2,215	11%	Assessed	15,542	1,681.36										
Year Frozen	0		Improvements	139,077	139,077		Penalty	0											
Uncapped Value	79,695		Mobile Home	0	0		Exemption	1,000	-94.00										
TIF Project ID	0		Total Value	141,292	141,292		Total Taxable	14,542	1,587.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660076374	PHILLIPS, MIKAYLA			10	203,319	1000	15,984	1,743.00										
2024	2024-660076374	PHILLIPS, MIKAYLA			10	205,176	1000	15,489	1,636.00										
2023	2023-660076374	PHILLIPS, MIKAYLA			10	148,896	1000	15,009	1,575.00										
2022	2022-660076374	PHILLIPS, MIKAYLA			10	141,298	1000	14,543	1,519.00										
2021	2021-660076374	PHILLIPS, MIKAYLA			10	151,286	1000	14,370	1,512.00										
2020	2020-660076374	PHILLIPS, MIKAYLA			10	135,665	1000	13,924	1,487.00										
2019	2019-660076374	PLOWMAN, RUDOLPH D JR &			10	105,550	1000	10,610	1,115.00										
2018	2018-660076374	PLOWMAN, RUDOLPH D JR &			10	108,985	1000	10,988	1,195.00										
2017	2017-660076374	PLOWMAN, RUDOLPH D JR &			10	108,490	1000	10,800	1,241.00										
2016	2016-660076374	PLOWMAN, RUDOLPH D JR &			10	108,156	1000	10,456	1,096.00										
2015	2015-660076374	PLOWMAN, RUDOLPH D JR &			10	109,520	1000	10,123	1,004.00										
2014	2014-660076374	PLOWMAN, RUDOLPH D JR &			10	109,526	1000	9,799	970.00										
2013	2013-660076374	PLOWMAN, RUDOLPH D JR &			10	109,526	1000	9,484	908.00										



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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments	0.0000		
Lot Value			



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	2,215
Site Improvements	79,993
Total Value	82,208 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER		1	2021	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x14	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	
	Base Cost (27.07 x 2,400)		64,968	64,968	1,949	63,019
	LNT0	Lean To - Attached	60x18x12	Dirt	Formed Metal	1,080
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	
	Base Cost (8.48 x 1,080)		9,158	9,158	1,099	8,059
	LNT0	Lean To - Attached	60x20x12	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	
	Base Cost (8.16 x 1,200)		9,792	9,792	1,175	8,617
	LF	LOAFING SHED	0x0x0			200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	
	Base Cost (4.26 x 200)		852	852	554	298
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (3.50 x)					
	LF	LOAFING SHED	20x10x6			
	Qual	1	Cond 1	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (4.26 x)					



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 52 x 28
Condition	3 - Average
Quality	3.5 - Average
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,456 / 1,456
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,457	119.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	69.33	Total Misc Impr	+		0
Roofing Adj	+ 3.17	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	125,711	
Heat/Cool Adj	+ 3.56	Depreciation (53%)	-	66,627	
Plumbing Adj	+ 10.28	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	59,084	
Adj Base Cost	= 86.34	Lot Value	+		
Total Area	x 1,456	Indicated Value	=	59,084	
Adjusted Cost	= 125,711	Value Per SqFt		40.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,084		
Lot Value			
Indicated Value	59,084	40.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	59,084	40.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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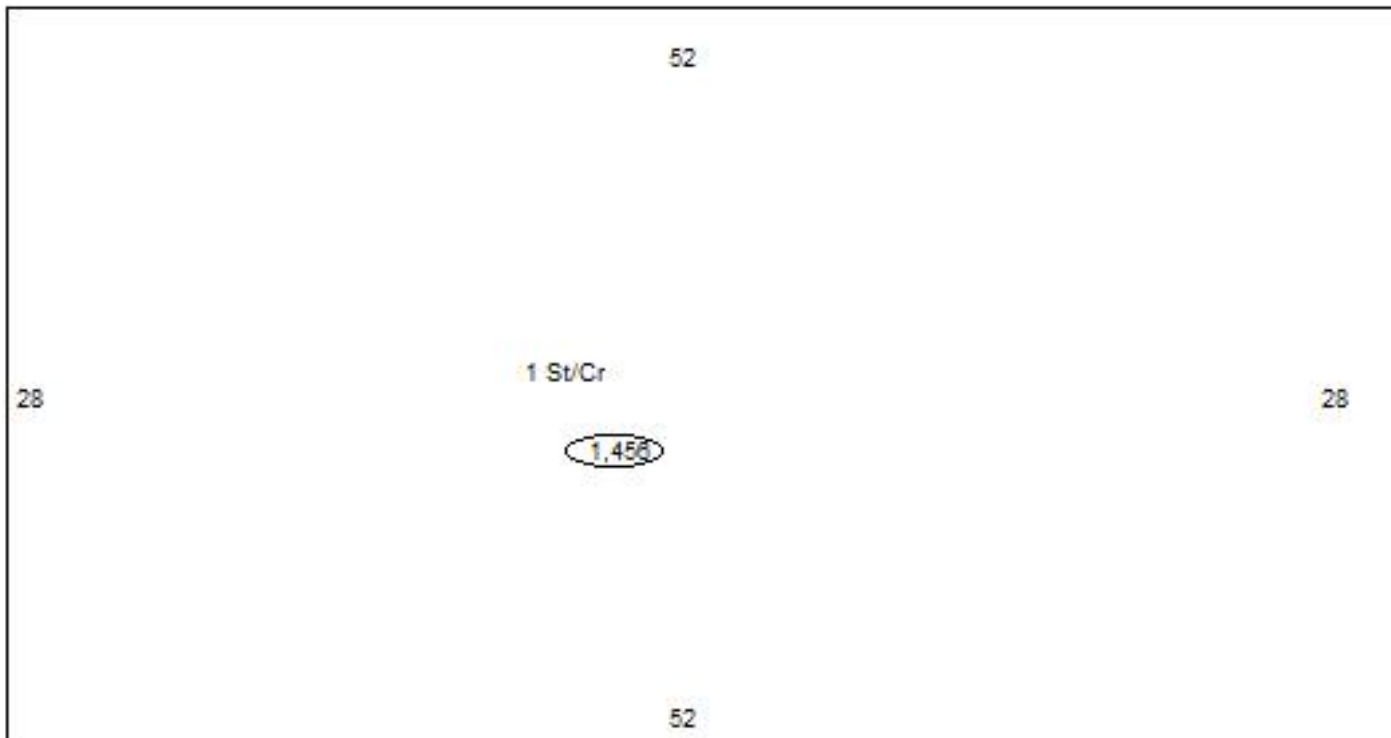
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,456	1.000	1,456
Total Building Area						1,456		1,456



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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			.400	84	84	34	34
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			8.500	224	224	1,904	1,904
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90			1.100	252	252	277	277
IMP PST Totals						10.000			2,215	2,215
Total Agland						10.000			2,215	2,215