



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 660077616 Parcel ID 23N14E-01-4-00000-000-0000 Cadastral ID 01-23-14-00425 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 308401 KUBLEN, SHONNA K & LEE E 3410 E 350 RD TALALA OK 74080-3087 Parcel Location Situs 03410 E 350 RD Subdivision Lot/Block / Parcel Size 3.79 - Acres Sec/Twn/Rng 1 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (332)\IMG_0044.JPG 2/15/2024</p>																																																	
Legal Description Lat/Long: 36.50998033 -95.76832307																																																						
E 500' OF N 360' TO GOVT LT 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> </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																																													
					2280/60	RABBITT, MELODY MCCOY	10/15/2012	156,670	YES																																													
					1271/847	MCCOY, JANET & ROBERT-TRUSTEE	02/25/2000	0	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 72,376</td> <td>53,761</td> <td>11%</td> <td>5,914</td> <td>Assessed</td> <td>27,037</td> <td>2,924.90</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 205,261</td> <td>192,027</td> <td> </td> <td>21,123</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 277,637</td> <td>245,788</td> <td> </td> <td>27,037</td> <td>Total Taxable</td> <td>27,037</td> <td>2,925.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2013	Land Value 72,376	53,761	11%	5,914	Assessed	27,037	2,924.90	Year Frozen	0	Improvements 205,261	192,027		21,123	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 277,637	245,788		27,037	Total Taxable	27,037	2,925.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660077616	KUBLEN, SHONNA K & LEE E	10	275,703	0	25,750	2,786.00																																															
2024	2024-660077616	KUBLEN, SHONNA K & LEE E	10	288,354	0	24,524	2,569.00																																															
2023	2023-660077616	KUBLEN, SHONNA K & LEE E	10	212,649	0	23,355	2,428.00																																															
2022	2022-660077616	KUBLEN, SHONNA K & LEE E	10	210,569	0	22,244	2,302.00																																															
2021	2021-660077616	KUBLEN, SHONNA K & LEE E	10	192,583	0	21,184	2,208.00																																															
2020	2020-660077616	KUBLEN, SHONNA K & LEE E	10	185,807	0	20,298	2,147.00																																															
2019	2019-660077616	KUBLEN, SHONNA K & LEE E	10	175,744	0	19,332	2,007.00																																															
2018	2018-660077616	KUBLEN, SHONNA K & LEE E	10	180,161	0	19,818	2,128.00																																															
2017	2017-660077616	KUBLEN, SHONNA K & LEE E	10	178,738	0	19,661	2,235.00																																															
2016	2016-660077616	KUBLEN, SHONNA K & LEE E	10	174,473	0	19,192	1,987.00																																															
2015	2015-660077616	KUBLEN, SHONNA K & LEE E	10	166,371	0	18,301	1,793.00																																															
2014	2014-660077616	KUBLEN, SHONNA K & LEE E	10	169,090	0	18,098	1,771.00																																															
2013	2013-660077616	KUBLEN, SHONNA K & LEE E	10	159,733	0	17,571	1,663.00																																															



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Lot Data		Square-Foot - NBHD 4030 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.0461	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	176,246.00 x .41 =	72,376
Factor Value		
Adjustments	1.0000	
Lot Value		72,376



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,627 / 1,627
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,627
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	236,092 145.11 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	188,827
Lot Value	72,376
Indicated Value	261,203 160.54 Per SqFt
Agland Value	
Site Improvements	16,434
Total Value	277,637 170.64 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109,53	Total Misc Impr	+ 8,965
Roofing Adj	+ 4.90	Garage Cost	+ 17,775
Subfloor Adj	+ -2.31	Total RCN	= 245,230
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 56,403
Plumbing Adj	+ 9.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 188,827
Adj Base Cost	= 134.29	Lot Value	+ 72,376
Total Area	x 1,627	Indicated Value	= 261,203
Adjusted Cost	= 218,490	Value Per SqFt	160.54

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	93397	35x7		245	26.16		6,409
PRCH	SLAB PORCH - COVERED	93398	16x6		96	26.63		2,556



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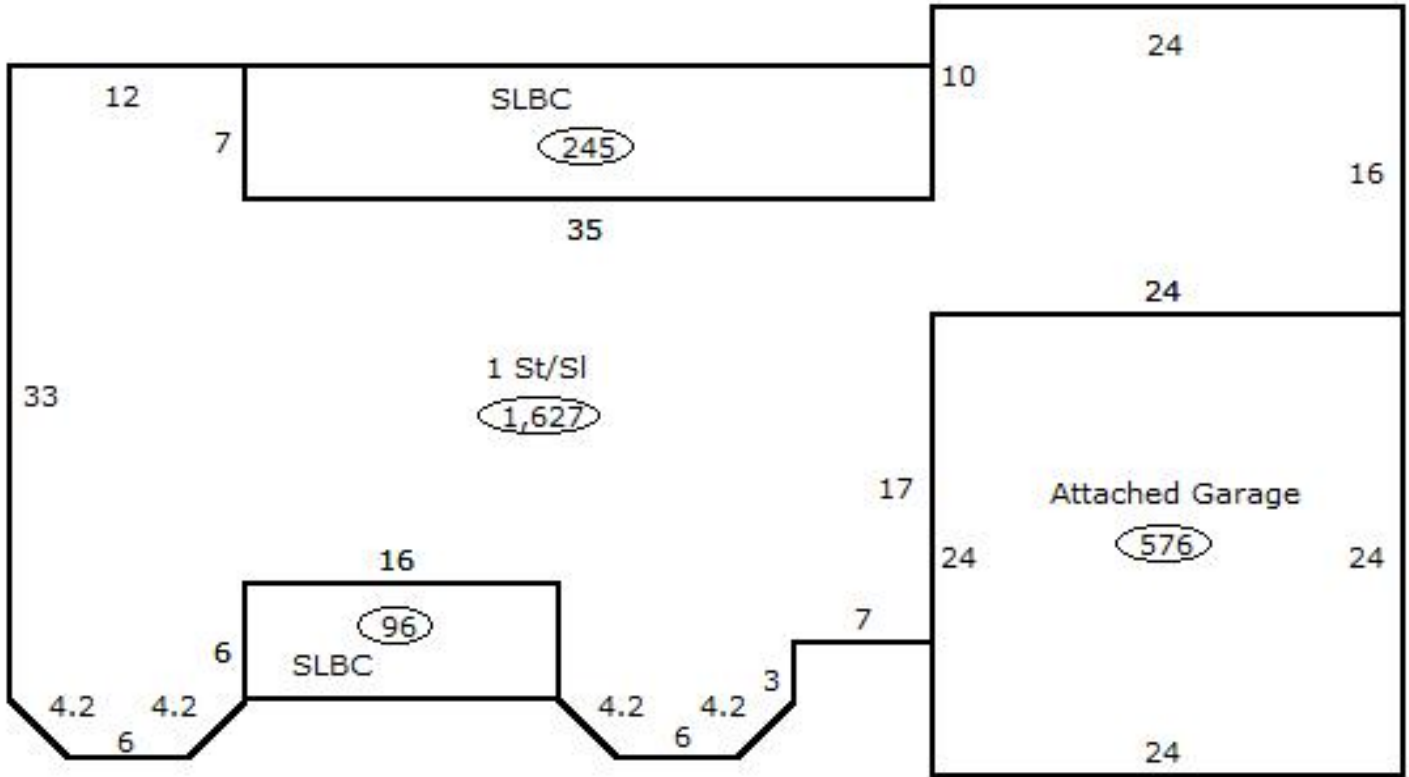
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,627	1.000	1,627
2	M	PRCH		13	SLBC	245	1.000	245
3	M	PRCH		13	SLBC	96	1.000	96
4	G	1		13	Attached Garage	576	1.000	576
Total Building Area						1,627		1,627



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATO	Slab Porch - Open	20x24x0	Concrete		480	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (8.60 x 480)	4,128		4,128	413	3,715
	CPDT	Carport - Detached	23x23x10	Gravel	Formed Metal	529	
	Qual	2	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
		Base Cost (6.70 x 529)	3,544		3,544	425	3,119
	PATO	Slab Porch - Open	17x22x0			374	
	Qual	3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (8.67 x 374)	3,243		3,243	324	2,919
	WODO	Wood Deck - Open	12x16x0	Plank		192	
	Qual	3	Cond 2	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (22.45 x 192)	4,310		4,310	647	3,663
	WODO	Wood Deck - Open	10x10x0	Plank		100	
	Qual	3	Cond 2	Year 2023	Eff Age 3		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (27.10 x 100)	2,710		2,710	407	2,303
	LF	LOAFING SHED	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 240)	1,022		1,022	307	715
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					