



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:58:29  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660078734 <b>Parcel ID</b> 23N16E-06-1-00000-000-0000 <b>Cadastral ID</b> 06-23-16-01420 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 277862 O'CONNOR, JAMES JEFFERY &  KATHRYN LYNN 7610 S WAR ACRES RD TALALA OK 74080-0000					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0027 (6).JPG 1/7/2021</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 07610 S WAR ACRES RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 13 - Acres <b>Sec/Twn/Rng</b> 6 / 23 / 16 / 1 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.50263519 -95.63399431 TR DESC 2021-002599 AS COMM SE/C NE NE SE; N01.2251W 70.35' TO POB; S88.4920W 262.50'; N01.2025W 50.02'; S88.5010W 429.30'; N01.2025W 50.02'; S88.5010W 429.30'; N01.2025W 50.02'; S88.5010W 429.30'; N01.2252W 799.59'; N88.4958E 691.76'; S01.2251E 849.59' TO POB.					<b>Building Permits</b> <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>R14</td> <td>R14-POSS NEW HOUSE SFR</td> <td>01/2012</td> <td>09/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-POSS NEW HOUSE SFR	01/2012	09/2013																																																																																																							
Number	Description	Opened	Closed	Amount																																																																																																																					
R14	R14-POSS NEW HOUSE SFR	01/2012	09/2013																																																																																																																						
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>O'CONNOR, JAMES JEFFERY &amp;</td> <td>01/14/2021</td> <td>0</td> <td>4</td> </tr> <tr> <td>1382/675</td> <td>AMBER LANE HOMES INC</td> <td>06/04/2002</td> <td>125,500</td> <td>YES</td> </tr> <tr> <td>1380/187</td> <td>O'CONNOR, JAMES JEFFERY &amp;</td> <td>05/23/2002</td> <td>25,000</td> <td>16</td> </tr> <tr> <td>1319/192</td> <td>RUSH, ROBERT L</td> <td>09/07/2001</td> <td>0</td> <td>11</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	O'CONNOR, JAMES JEFFERY &	01/14/2021	0	4	1382/675	AMBER LANE HOMES INC	06/04/2002	125,500	YES	1380/187	O'CONNOR, JAMES JEFFERY &	05/23/2002	25,000	16	1319/192	RUSH, ROBERT L	09/07/2001	0	11																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	O'CONNOR, JAMES JEFFERY &	01/14/2021	0	4																																																																																																																					
1382/675	AMBER LANE HOMES INC	06/04/2002	125,500	YES																																																																																																																					
1380/187	O'CONNOR, JAMES JEFFERY &	05/23/2002	25,000	16																																																																																																																					
1319/192	RUSH, ROBERT L	09/07/2001	0	11																																																																																																																					
<b>Parcel Valuation</b> <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>2002</td> <td>Land Value 1,510</td> <td>1,510</td> <td>11%</td> <td>166</td> <td>Assessed</td> <td>36,121</td> <td>3,907.63</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 396,369</td> <td>326,857</td> <td></td> <td>35,955</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>1,000</td> <td>-95.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 397,879</td> <td>328,367</td> <td></td> <td>36,121</td> <td>Total Taxable</td> <td>35,121</td> <td>3,813.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2002	Land Value 1,510	1,510	11%	166	Assessed	36,121	3,907.63	Year Frozen	0	Improvements 396,369	326,857		35,955	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00	TIF Project ID	0	Total Value 397,879	328,367		36,121	Total Taxable	35,121	3,813.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																																																																																	
Remove Cap	2002	Land Value 1,510	1,510	11%	166	Assessed	36,121	3,907.63																																																																																																																	
Year Frozen	0	Improvements 396,369	326,857		35,955	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-95.00																																																																																																																	
TIF Project ID	0	Total Value 397,879	328,367		36,121	Total Taxable	35,121	3,813.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>373,185</td><td>1000</td><td>34,068</td><td>3,699.00</td></tr> <tr><td>2024</td><td>2024-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>396,864</td><td>1000</td><td>33,047</td><td>3,475.00</td></tr> <tr><td>2023</td><td>2023-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>362,375</td><td>1000</td><td>32,055</td><td>3,347.00</td></tr> <tr><td>2022</td><td>2022-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>361,587</td><td>1000</td><td>31,093</td><td>3,232.00</td></tr> <tr><td>2021</td><td>2021-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>286,930</td><td>1000</td><td>30,158</td><td>3,158.00</td></tr> <tr><td>2020</td><td>2020-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>278,505</td><td>1000</td><td>29,156</td><td>3,098.00</td></tr> <tr><td>2019</td><td>2019-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>266,159</td><td>1000</td><td>28,278</td><td>2,949.00</td></tr> <tr><td>2018</td><td>2018-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>272,911</td><td>1000</td><td>29,021</td><td>3,131.00</td></tr> <tr><td>2017</td><td>2017-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>270,450</td><td>1000</td><td>28,750</td><td>3,282.00</td></tr> <tr><td>2016</td><td>2016-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>262,869</td><td>1000</td><td>27,916</td><td>2,904.00</td></tr> <tr><td>2015</td><td>2015-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>258,787</td><td>1000</td><td>27,467</td><td>2,704.00</td></tr> <tr><td>2014</td><td>2014-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>258,490</td><td>1000</td><td>27,434</td><td>2,696.00</td></tr> <tr><td>2013</td><td>2013-660078734</td><td>O'CONNOR, JAMES JEFFERY &amp;</td><td>10</td><td>30,991</td><td>1000</td><td>2,332</td><td>232.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660078734	O'CONNOR, JAMES JEFFERY &	10	373,185	1000	34,068	3,699.00	2024	2024-660078734	O'CONNOR, JAMES JEFFERY &	10	396,864	1000	33,047	3,475.00	2023	2023-660078734	O'CONNOR, JAMES JEFFERY &	10	362,375	1000	32,055	3,347.00	2022	2022-660078734	O'CONNOR, JAMES JEFFERY &	10	361,587	1000	31,093	3,232.00	2021	2021-660078734	O'CONNOR, JAMES JEFFERY &	10	286,930	1000	30,158	3,158.00	2020	2020-660078734	O'CONNOR, JAMES JEFFERY &	10	278,505	1000	29,156	3,098.00	2019	2019-660078734	O'CONNOR, JAMES JEFFERY &	10	266,159	1000	28,278	2,949.00	2018	2018-660078734	O'CONNOR, JAMES JEFFERY &	10	272,911	1000	29,021	3,131.00	2017	2017-660078734	O'CONNOR, JAMES JEFFERY &	10	270,450	1000	28,750	3,282.00	2016	2016-660078734	O'CONNOR, JAMES JEFFERY &	10	262,869	1000	27,916	2,904.00	2015	2015-660078734	O'CONNOR, JAMES JEFFERY &	10	258,787	1000	27,467	2,704.00	2014	2014-660078734	O'CONNOR, JAMES JEFFERY &	10	258,490	1000	27,434	2,696.00	2013	2013-660078734	O'CONNOR, JAMES JEFFERY &	10	30,991	1000	2,332	232.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660078734	O'CONNOR, JAMES JEFFERY &	10	373,185	1000	34,068	3,699.00																																																																																																																		
2024	2024-660078734	O'CONNOR, JAMES JEFFERY &	10	396,864	1000	33,047	3,475.00																																																																																																																		
2023	2023-660078734	O'CONNOR, JAMES JEFFERY &	10	362,375	1000	32,055	3,347.00																																																																																																																		
2022	2022-660078734	O'CONNOR, JAMES JEFFERY &	10	361,587	1000	31,093	3,232.00																																																																																																																		
2021	2021-660078734	O'CONNOR, JAMES JEFFERY &	10	286,930	1000	30,158	3,158.00																																																																																																																		
2020	2020-660078734	O'CONNOR, JAMES JEFFERY &	10	278,505	1000	29,156	3,098.00																																																																																																																		
2019	2019-660078734	O'CONNOR, JAMES JEFFERY &	10	266,159	1000	28,278	2,949.00																																																																																																																		
2018	2018-660078734	O'CONNOR, JAMES JEFFERY &	10	272,911	1000	29,021	3,131.00																																																																																																																		
2017	2017-660078734	O'CONNOR, JAMES JEFFERY &	10	270,450	1000	28,750	3,282.00																																																																																																																		
2016	2016-660078734	O'CONNOR, JAMES JEFFERY &	10	262,869	1000	27,916	2,904.00																																																																																																																		
2015	2015-660078734	O'CONNOR, JAMES JEFFERY &	10	258,787	1000	27,467	2,704.00																																																																																																																		
2014	2014-660078734	O'CONNOR, JAMES JEFFERY &	10	258,490	1000	27,434	2,696.00																																																																																																																		
2013	2013-660078734	O'CONNOR, JAMES JEFFERY &	10	30,991	1000	2,332	232.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:58:29  
Page 2

Lot Data	
Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\Users\Randy Necessary\Pictures\IMG\_0027 (6).JPG 1/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,395 / 2,972
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,395
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	538 Attached Garage - Finished
Remodel	
Year/Eff Age	2013 / 10

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	92.97	Total Misc Impr	+ 19,531				
Roofing Adj	+ 3.66	Garage Cost	+ 21,154				
Subfloor Adj	+ -1.76	Total RCN	= 382,406				
Heat/Cool Adj	+ 12.64	Depreciation ( 13%)	- 49,713				
Plumbing Adj	+ 7.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 332,693				
Adj Base Cost	= 114.98	Lot Value	+ 332,693				
Total Area	x 2,972	Indicated Value	= 332,693				
Adjusted Cost	= 341,721	Value Per SqFt	111.94				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	332,693		
Lot Value			
Indicated Value	332,693	111.94	Per SqFt
Agland Value	1,510		
Site Improvements	63,676		
Total Value	397,879	133.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0				5,615.40		
PRCH	SLAB PORCH - COVERED	117763	16x6		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	117764	18x12		216	26.25		5,670
PATO	SLAB PORCH - OPEN	117765	30x6		180	10.74		1,933
PRCH	SLAB PORCH - COVERED	117766	30x6		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	117767	20x7		140	26.49		3,709
PATO	SLAB PORCH - OPEN	148975	10x8		80	11.48		918



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

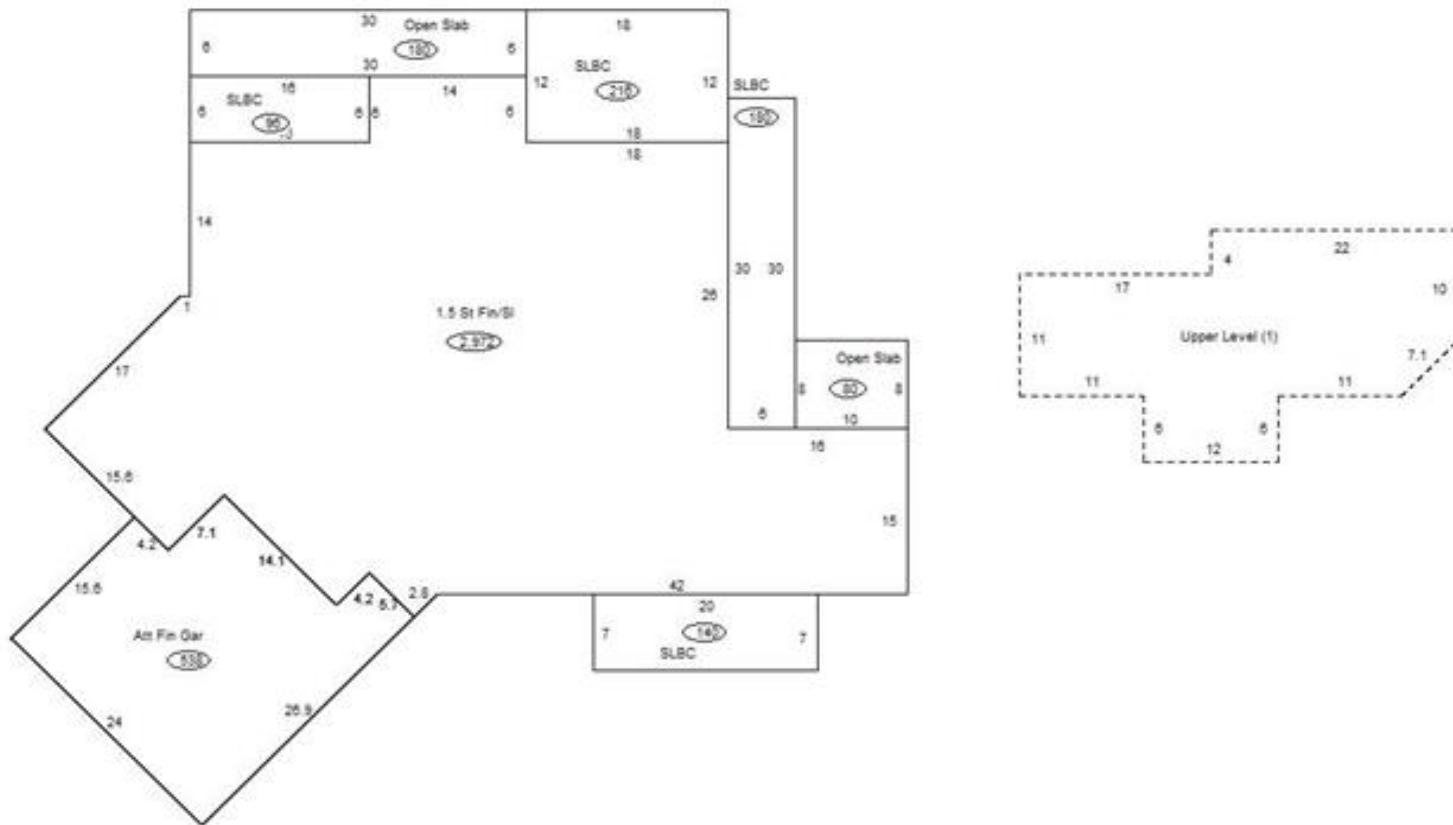
Date 04/17/2026

Time 03:58:29

Page 3

Sketch Image

660078734



### 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	2,395	1.241	2,972
2	U	^UL		13	Upper Level (1)	577	1.000	577
3	G	5		13	Att Fin Gar	538	1.000	538
4	M	PRCH		13	SLBC	96	1.000	96
5	M	PRCH		13	SLBC	216	1.000	216
6	M	PATO		13	Open Slab	180	1.000	180
7	M	PRCH		13	SLBC	180	1.000	180
8	M	PRCH		13	SLBC	140	1.000	140
9	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						<b>2,395</b>		<b>2,972</b>



# Rogers





## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:58:29  
 Page 4

660078734

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x10	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b> Base Cost (4.95 x 360) 1,782		<b>Modifier Total</b>	<b>RCN</b> 1,782	<b>Depr (100% Phys/ % Func)</b> 1,782	<b>RCNLD</b>
	UTIL	SHOP BUILDING	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b> Base Cost (29.21 x 1,500) 43,815		<b>Modifier Total</b>	<b>RCN</b> 43,815	<b>Depr (25% Phys/ % Func)</b> 10,954	<b>RCNLD</b> 32,861
	UTIL	SHOP BUILDING	40x30x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2009	Eff Age 13	
	<b>Valuation Summary</b> Base Cost (31.23 x 1,200) 37,476		<b>Modifier Total</b>	<b>RCN</b> 37,476	<b>Depr (28% Phys/ % Func)</b> 10,493	<b>RCNLD</b> 26,983
	CPDT	CARPORT - DETACHED	26x30x10	Concrete	Formed Metal	780
	Qual	3	Cond 3	Year 2009	Eff Age 13	
	<b>Valuation Summary</b> Base Cost (10.68 x 780) 8,330		<b>Modifier Total</b>	<b>RCN</b> 8,330	<b>Depr (54% Phys/ % Func)</b> 4,498	<b>RCNLD</b> 3,832



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:58:29  
 Page 5

### Agland Inventory

660078734

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			7.710	54	54	416	416
<b>TMBR Totals</b>						7.710			416	416
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.340	144	144	49	49
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.000	192	192	384	384
<b>NTV PST Totals</b>						2.340			433	433
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.950	224	224	661	661
<b>IMP PST Totals</b>						2.950			661	661
<b>Total Agland</b>						13.000			1,510	1,510