



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 08:58:48

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Assessment Data					Primary Image																																																																																																																				
Account 660080663 Parcel ID 24N15E-22-4-00000-000-0000 Cadastral ID 22-24-15-00710 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 315904 TREADWELL, T JOHN & BROOKE E 7809 E 330 RD TALALA OK 74080-0000 Parcel Location Situs 07809 E 330 RD Subdivision Lot/Block / Parcel Size 27.5 - Acres Sec/Twn/Rng 22 / 24 / 15 / 4 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					 <p>660080663 10/07/24</p> <p>660080663_001.JPG 10/7/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.54138563 -95.68869046 E2 SE SE AND E2 W2 SE SE AND E 82.5' W2 W2 SE SE LESS S 330' E 660'.																																																																																																																									
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

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



660080663_001.JPG

10/7/2024

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 3.5 - Average
 Architecture
 Style 100% 1 1/2 Story Finished
 Exterior Wall 85% Frame, Siding, Vinyl 15% Veneer, Masonry
 Base/Total Area 2,360 / 2,660
 Style 100% 1 1/2 Story Finished
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 2,360
 Fixture/RghIn 14 /
 Bed/F/H Bath 4 / 2.5 /
 Basement Area
 Garage Type 660 Attached Garage - Unfinished
 Remodel
 Year/Eff Age 2000 / 20

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code
 Adjusted R
 Indicated Value

Direct Comparables

Selection Model 1 Res
 Adjustment Model A2 AO Test
 Comparables
 Indicated Value

Cost Approach

Manual : 01/2025

Base Cost	92.02	Total Misc Impr	+	19,038
Roofing Adj	+ 4.52	Garage Cost	+	24,372
Subfloor Adj	+ -2.96	Total RCN	=	351,943
Heat/Cool Adj	+ 14.18	Depreciation (23%)	-	80,947
Plumbing Adj	+ 8.23	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	270,996
Adj Base Cost	= 115.99	Lot Value	+	
Total Area	x 2,660	Indicated Value	=	270,996
Adjusted Cost	= 308,533	Value Per SqFt		101.88

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	270,996		
Lot Value			
Indicated Value	270,996	101.88	Per SqFt
Agland Value	5,584		
Site Improvements	17,652		
Total Value	294,232	110.61	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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	97407	26x7		182	28.29		5,149
PRCH	SLAB PORCH - COVERED	97408	271		271	28.00		7,588



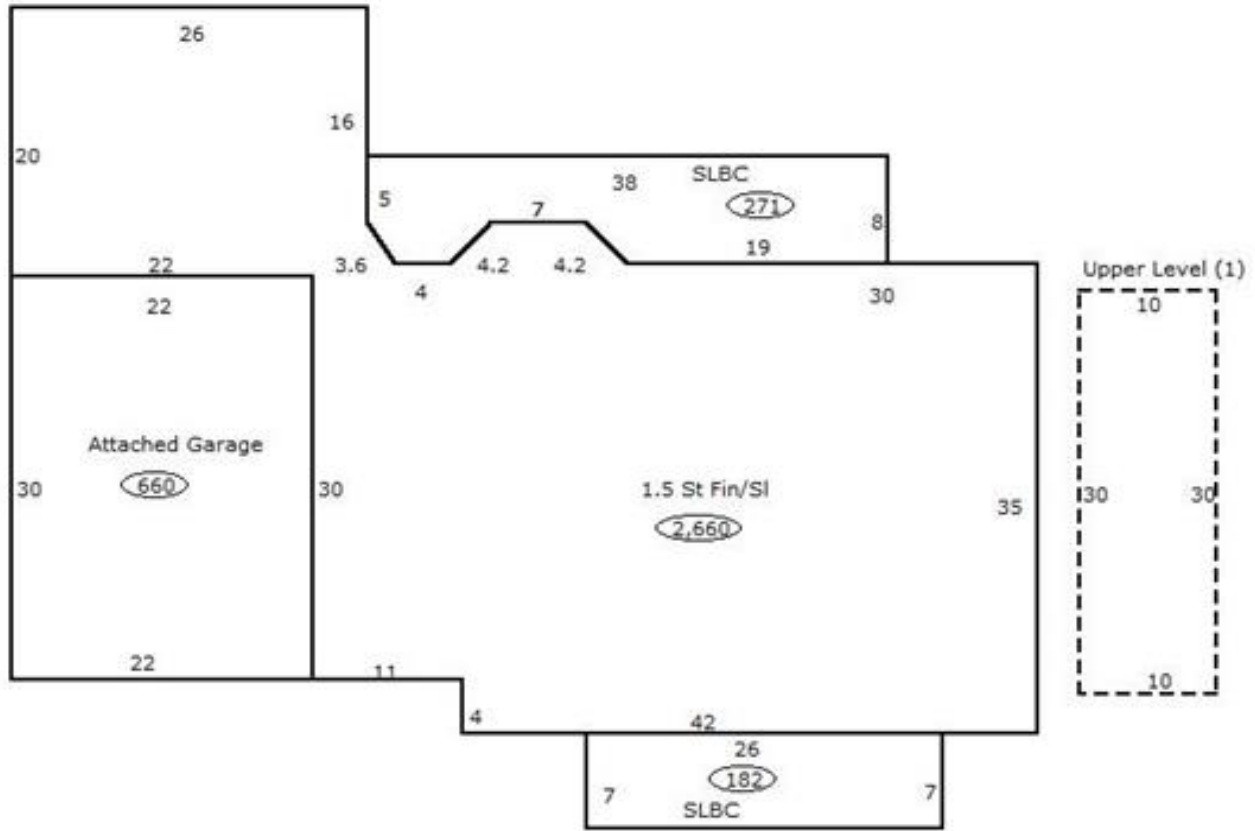
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,360	1.127	2,660
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	182	1.000	182
4	M	PRCH		13	SLBC	271	1.000	271
5	U	^UL		13	Upper Level (1)	300	1.000	300
Total Building Area						2,360		2,660



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,760	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (9.45 x 1,760)		16,632		16,632	4,990	11,642
	LF	LOAFING SHED	5x6x0			30	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 30)		128		128		128
	LF	LOAFING SHED	5x6x0			30	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 30)		128		128		128
	UTIL	SHOP BUILDING	24x40x0			960	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (29.97 x 960)		28,771		28,771	23,017	5,754



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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	NTV PST	30		0	4.000	72	72	288	288
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	13.000	192	192	2,496	2,496
NTV PST Totals						17.000			2,784	2,784
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.500	224	224	560	560
IMP PST Totals						2.500			560	560
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80		0	5.500	280	280	1,540	1,540
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80		0	2.500	280	280	700	700
CLT LND Totals						8.000			2,240	2,240
Total Agland						27.500			5,584	5,584