




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 660082149 Parcel ID 24N15E-22-2-00000-000-0000 Cadastral ID 22-24-15-00410 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 325292 GUSE, TAMI J 4001 S 4100 RD TALALA OK 74080-0000 Parcel Location Situs 04001 S 4100 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 22 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					 <p>660082149 10/07/24</p> <p>660082149_009.JPG 10/7/2024</p>				
Legal Description Lat/Long: 36.55340867 -95.70246190									
N2 NW NW NW & N2 NE NW NW					Building Permits				
					Number	Description	Opened	Closed	Amount
					R6	R6 FOR REMODEL	12/2004	10/2005	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SAFAIE, MORTEZA	08/02/2018	192,000	19
					2719/565	HOUGHTLING, LANCE EUGENE &	06/21/2018	192,000	WG
					2719/560	HOUGHTLING, LANCE E &	06/21/2018	0	WB
					2638/775	HOUGHTLING, LANCE E &	05/27/2017		WB
					1478/708	KINDER, CAROLYN	05/13/2003	0	16
					1454/626	HOUGHTLING, LANCE E &	03/05/2003	0	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2019	Land Value	1,920	1,920	11%	211	Assessed	26,124	2,826.13
Year Frozen	2026	Improvements	279,992	235,577		25,913	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	281,912	237,497		26,124	Total Taxable	25,124	2,732.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660082149	GUSE, TAMI J			10	230,580	1000	24,364	2,649.00
2024	2024-660082149	GUSE, TAMI J			10	269,425	1000	24,158	2,545.00
2023	2023-660082149	GUSE, TAMI J			10	232,122	1000	23,425	2,450.00
2022	2022-660082149	GUSE, TAMI J			10	226,489	1000	22,714	2,365.00
2021	2021-660082149	GUSE, TAMI J			10	209,304	1000	22,023	2,309.00
2020	2020-660082149	GUSE, TAMI J			10	209,808	1000	21,828	2,323.00
2019	2019-660082149	GUSE, TAMI J			10	201,491	1000	21,164	2,211.00
2018	2018-660082149	GUSE, TAMI J			10	208,501	1000	7,684	839.00
2017	2017-660082149	HOUGHTLING, LANCE E &			10	206,107	1000	7,432	858.00
2016	2016-660082149	HOUGHTLING, LANCE E &			10	201,404	1000	7,186	758.00
2015	2015-660082149	HOUGHTLING, LANCE E &			10	196,623	1000	6,948	693.00
2014	2014-660082149	HOUGHTLING, LANCE E &			10	200,615	1000	6,716	669.00
2013	2013-660082149	HOUGHTLING, LANCE E &			10	188,220	1000	6,491	626.00



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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



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10/07/24

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Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 3 - Average
 Architecture
 Style 100% One Story
 Exterior Wall 30% Frame, Siding, Wood 70% Frame, Stucco
 Base/Total Area 3,014 / 3,014
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 1 Composition Shingle
 Area on Slab 3,014
 Fixture/RghIn 11 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type 384 Attached Garage - Unfinished
 Remodel
 Year/Eff Age 1996 / 23

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	91.50	Total Misc Impr	+	11,817
Roofing Adj	+ 4.28	Garage Cost	+	12,912
Subfloor Adj	+ -2.02	Total RCN	=	359,856
Heat/Cool Adj	+ 12.39	Depreciation (28%)	-	100,760
Plumbing Adj	+ 5.04	Lump Sums	+	4,247
Basement Adj	+ 0.00	RCNLD	=	263,343
Adj Base Cost	= 111.19	Lot Value	+	
Total Area	x 3,014	Indicated Value	=	263,343
Adjusted Cost	= 335,127	Value Per SqFt		87.37

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	263,343		
Lot Value			
Indicated Value	263,343	87.37	Per SqFt
Agland Value	1,920		
Site Improvements	16,649		
Total Value	541,008	179.50	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	99930	12x10		120	25.57	20%	2,455
PRCH	SLAB PORCH - COVERED	99932	474		474	24.93		11,817
WODO	WOOD DECK - OPEN	115657	19x4		76	27.74	15%	1,792



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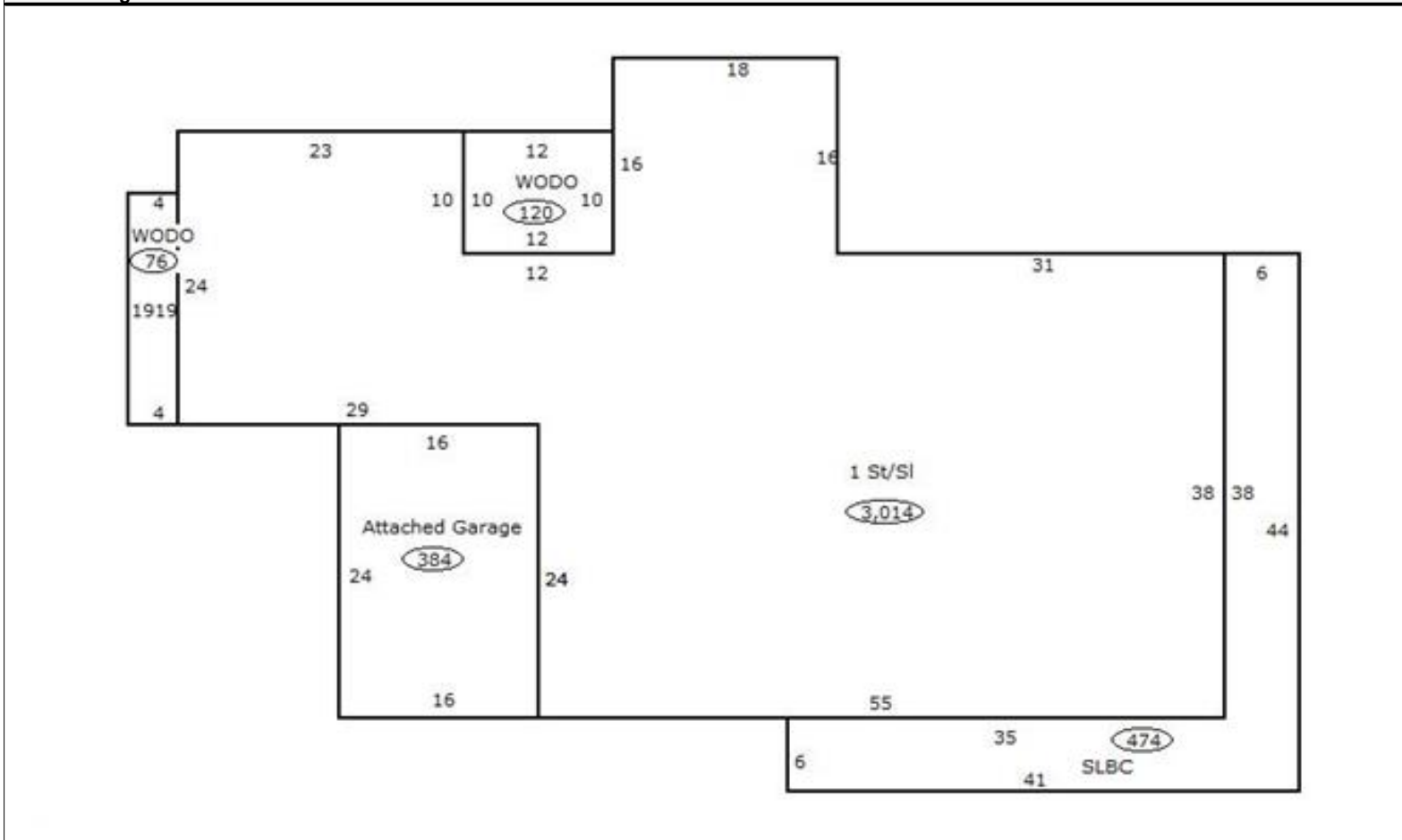
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Sketch Image

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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/Sl	3,014	1.000	3,014
2	M	WODO		13	WODO	120	1.000	120
3	G	1		13	Attached Garage	384	1.000	384
4	M	PRCH		13	SLBC	474	1.000	474
5	M	WODO		13	WODO	76	1.000	76
Total Building Area						3,014		3,014



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	12x12x0			144
	Qual 3	Cond 3	Year 2012	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 144) 1,488			1,488	223	1,265
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (10.21 x 1,200) 12,252			12,252	7,351	4,901
	DTGF	DETACHED GARAGE FAIR	0x0x0			936
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 936) 14,976			14,976	4,493	10,483



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			9.878	192	192	1,896	1,896
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.122	192	192	24	24
NTV PST Totals						10.000			1,920	1,920
Total Agland						10.000			1,920	1,920