



# 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	660082884								
Parcel ID	24N15E-16-1-00000-000-0000								
Cadastral ID	16-24-15-00310								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	298698								
ROWE, DIANA LYNN &									
DAVID ALLEN COE									
PO BOX 136									
TALALA OK 74080-0000									
Parcel Location									
Situs	06655 E 315 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	16 / 24 / 15 / 1								
Neighborhood	4040 - TALALA AREA WEST OF LAKE								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.56205539 -95.71253552									
Building Permits									
SW SW NE									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1969/807	COE, DANIEL PAUL, PHILLIP-ANDREV	07/30/2008	15,000	4					
1495/575	COE, MELVIN F &	11/20/1995	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	1,920	1,920	11%	211	Assessed	1,846	199.70
Year Frozen	0	Improvements	106,177	14,865		1,635	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	108,097	16,785		1,846	Total Taxable	1,846	200.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660082884	ROWE, DIANA LYNN &	10	105,689	0	1,792	194.00		
2024	2024-660082884	ROWE, DIANA LYNN &	10	113,266	0	1,741	182.00		
2023	2023-660082884	ROWE, DIANA LYNN &	10	73,250	0	1,690	176.00		
2022	2022-660082884	ROWE, DIANA LYNN &	10	72,893	0	1,641	169.00		
2021	2021-660082884	ROWE, DIANA LYNN &	10	88,043	0	1,593	166.00		
2020	2020-660082884	ROWE, DIANA LYNN &	10	86,904	0	1,547	164.00		
2019	2019-660082884	ROWE, DIANA LYNN &	10	86,730	0	1,502	156.00		
2018	2018-660082884	ROWE, DIANA LYNN &	10	95,500	0	1,458	157.00		
2017	2017-660082884	ROWE, DIANA LYNN &	10	94,622	0	1,415	161.00		
2016	2016-660082884	ROWE, DIANA LYNN &	10	82,430	0	387	40.00		
2015	2015-660082884	ROWE, DIANA LYNN &	10	80,898	0	376	37.00		
2014	2014-660082884	ROWE, DIANA LYNN &	10	81,153	0	365	35.00		
2013	2013-660082884	ROWE, DIANA LYNN &	10	76,828	0	354	33.00		



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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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### Residential Data

Type 1 Single Family Residence  
 Condition 2 - Fair  
 Quality 2 - Fair  
 Architecture  
 Style 89% 1 1/2 Story Finished 11% One Story  
 Exterior Wall 100% Frame, Siding, Wood  
 Base/Total Area 1,398 / 1,902  
 Style 89% 1 1/2 Story Finished - 11% One Story  
 HVAC  
 Roof Cover 4 Metal, Preformed  
 Area on Slab 0  
 Fixture/RghIn 4 /  
 Bed/F/H Bath 2 / 1.0 /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age 1997 / 29

### 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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	97,475		
Lot Value			
Indicated Value	97,475	51.25	Per SqFt
Agland Value	1,920		
Site Improvements	8,702		
Total Value	108,097	56.83	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	72.24	Total Misc Impr	+	6,948
Roofing Adj	+ 3.26	Garage Cost	+	
Subfloor Adj	+ 1.67	Total RCN	=	158,613
Heat/Cool Adj	+ 0.00	Depreciation ( 41%)	-	65,031
Plumbing Adj	+ 2.58	Lump Sums	+	3,893
Basement Adj	+ 0.00	RCNLD	=	97,475
Adj Base Cost	= 79.74	Lot Value	+	
Total Area	x 1,902	Indicated Value	=	97,475
Adjusted Cost	= 151,665	Value Per SqFt		51.25

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	100427	66x14		924	7.52		6,948
WODC	WOOD DECK - COVERED	115609	10x10		100	41.42	6%	3,893



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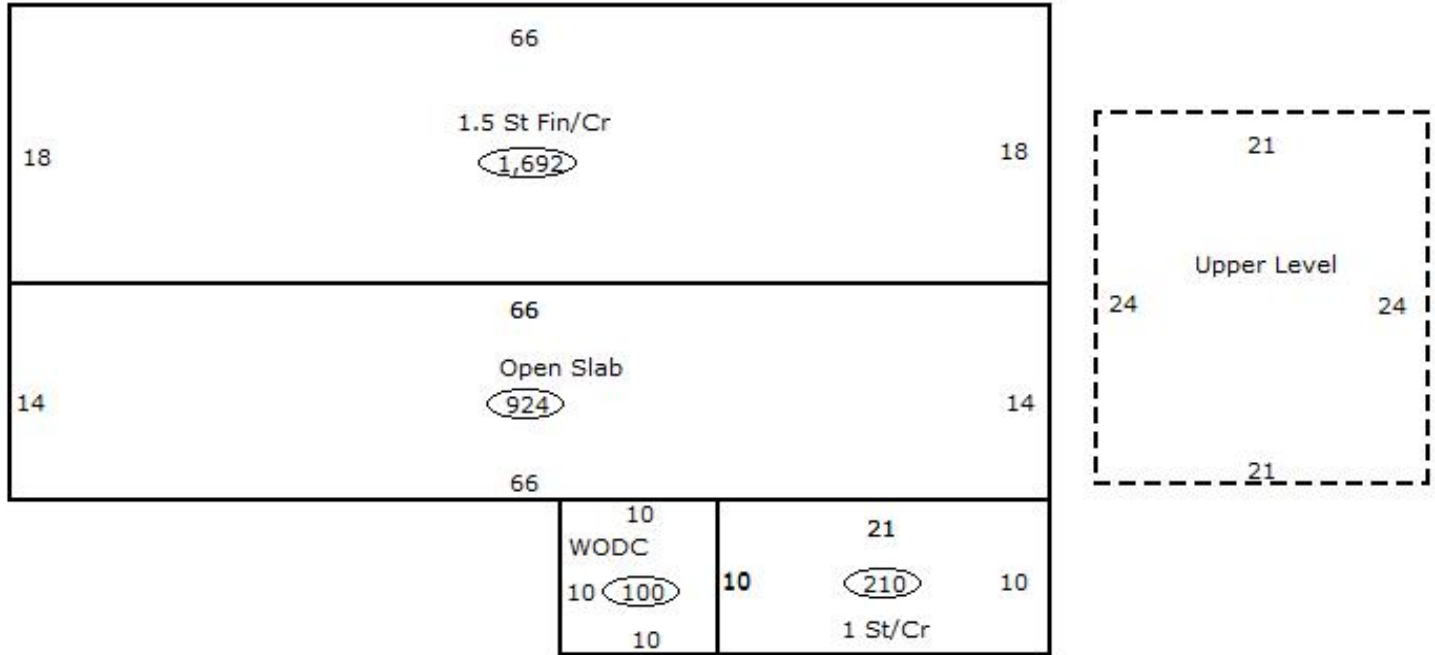
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,188	1.424	1,692
2	R	1	Crawl	13	1 St/Cr	210	1.000	210
3	M	PATO		13	Open Slab	924	1.000	924
4	U	^UL	Overhang	13	Upper Level	504	1.000	504
5	M	WODC		13	WODC	100	1.000	100
<b>Total Building Area</b>						1,398		1,902



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	20x25x0			500	
	Qual	3	Cond 3	Year	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.33 x 500)	5,165		5,165	2,066	3,099
	SV	SWIM VINYL	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25,000.00 x 1)	25,000		25,000	20,000	5,000
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					
	BARN	BARN	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (11.51 x )					
	BARN	BARN	14x14x0			196	
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.26 x 196)	2,011		2,011	1,408	603
	BARN	BARN	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (11.51 x )					



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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			10.000	192	192	1,920	1,920
<b>NTV PST Totals</b>						10.000			1,920	1,920
<b>Total Agland</b>						10.000			1,920	1,920