



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:23:39  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660084525 <b>Parcel ID</b> 24N14E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-24-14-00140 <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> 337693 CLAFLIN, CORY & AMY  PO BOX 314 TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 06280 S 4060 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 35 / 24 / 14 / 1 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.52136374 -95.77785653																																																																																																																									
<b>Legal Description</b> TWO TRACTS IN E/2 NE/4 BEG AT PT THAT IS S 1053.82' FROM NE/C; TH S 526.91'; TH W 413.26'; TH N 526.91'; TH E 413.29' TO POB. AND TR BEG AT PT S 1053.82' AND W 413.29' W OF NE/C; TH S 526.91'; TH 413.26'; TH N 526.91'; TH E 413.29' 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>9068</td> <td>R6 FOR NEW SFR</td> <td>12/2004</td> <td>10/2005</td> <td>155,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9068	R6 FOR NEW SFR	12/2004	10/2005	155,000																																																																																																						
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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 1	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0143	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,196 / 2,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,196
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,094 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	327,976	149.35	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	103.05	Total Misc Impr	+	18,113	
Roofing Adj	+ 4.50	Garage Cost	+	31,938	
Subfloor Adj	+ -2.15	Total RCN	=	338,320	
Heat/Cool Adj	+ 12.39	Depreciation ( 17%)	-	57,514	
Plumbing Adj	+ 13.48	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	280,806	
Adj Base Cost	= 131.27	Lot Value	+		
Total Area	x 2,196	Indicated Value	=	280,806	
Adjusted Cost	= 288,269	Value Per SqFt		127.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,806		
Lot Value			
Indicated Value	280,806	127.87	Per SqFt
Agland Value	1,864		
Site Improvements	13,487		
Total Value	296,157	134.86	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	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	102857	448		448	25.01		11,204
PRCH	SLAB PORCH - COVERED	102858	9x5		45	26.25		1,181
PATO	SLAB PORCH - OPEN	145182	5x4		20	11.25		225



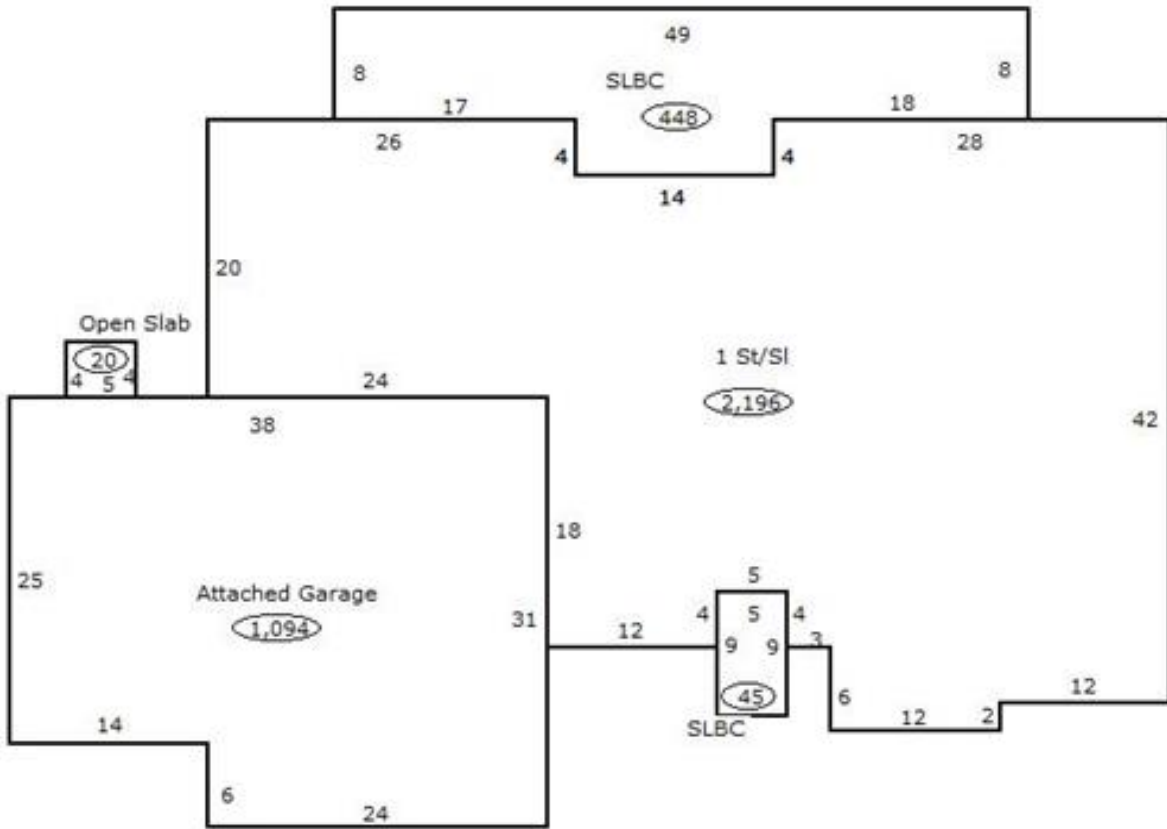
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Sketch Image

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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	2,196	1.000	2,196
2	G	1		13	Attached Garage	1,094	1.000	1,094
3	M	PRCH		13	SLBC	448	1.000	448
4	M	PRCH		13	SLBC	45	1.000	45
5	M	PATO		13	Open Slab	20	1.000	20
<b>Total Building Area</b>						<b>2,196</b>		<b>2,196</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0		Metal	1,600
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (9.66 x 1,600) 15,456		<b>Modifier Total</b>	<b>RCN</b> 15,456	<b>Depr (20% Phys/ % Func)</b> 3,091	<b>RCNLD</b> 12,365
	LT LEAN-TO		0x0x0		Metal	480
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 480) 1,402		<b>Modifier Total</b>	<b>RCN</b> 1,402	<b>Depr (20% Phys/ % Func)</b> 280	<b>RCNLD</b> 1,122



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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			4.184	192	192	803	803
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			5.816	182	182	1,061	1,061
<b>NTV PST Totals</b>						10.000			1,864	1,864
<b>Total Agland</b>						10.000			1,864	1,864