



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660084591 <b>Parcel ID</b> 24N15E-33-2-00000-000-0000 <b>Cadastral ID</b> 33-24-15-00651 <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> 347940 DUGGAN, JAMES T & LISA REVOCABLE TRUST  6200 E 340 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 06200 E 340 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 33 / 24 / 15 / 2 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-02-18\IMG_0001.JPG 2/18/2020</p>														
<b>Legal Description</b> Lat/Long: 36.52303446 -95.71923450																			
E/2 NW/4 NW/4					<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	NEWMAN, RANDY D & TINA	08/22/2025	802,500	21										
					/	TALSMA, JEFFREY S & LANETTE	07/05/2022	685,000	YES										
					1589/712	STANFORD, JAMES D JR	05/07/2004	50,000	11										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	2026	<b>Land Value</b>	4,368	4,368	11%	480	<b>Assessed</b>	55,921	6,049.62										
Year Frozen	2026	<b>Improvements</b>	504,011	504,011		55,441	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-95.00										
TIF Project ID	0	<b>Total Value</b>	508,379	508,379		55,921	<b>Total Taxable</b>	54,921	5,955.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660084591	DUGGAN, JAMES T & LISA			10	501,007	0	39,808	4,307.00										
2024	2024-660084591	NEWMAN, RANDY D & TINA			10	356,018	0	33,913	3,552.00										
2023	2023-660084591	NEWMAN, RANDY D & TINA			10	299,321	0	32,925	3,424.00										
2022	2022-660084591	NEWMAN, RANDY D & TINA			10	297,380	1000	26,955	2,804.00										
2021	2021-660084591	TALSMA, JEFFREY S & LANETTE			10	246,742	1000	26,141	2,739.00										
2020	2020-660084591	TALSMA, JEFFREY S & LANETTE			10	244,383	1000	25,661	2,729.00										
2019	2019-660084591	TALSMA, JEFFREY S & LANETTE			10	235,320	1000	24,885	2,596.00										
2018	2018-660084591	TALSMA, JEFFREY S & LANETTE			10	242,083	1000	25,629	2,767.00										
2017	2017-660084591	TALSMA, JEFFREY S & LANETTE			10	239,506	1000	25,273	2,887.00										
2016	2016-660084591	TALSMA, JEFFREY S & LANETTE			10	233,133	1000	24,508	2,551.00										
2015	2015-660084591	TALSMA, JEFFREY S & LANETTE			10	225,142	1000	23,765	2,341.00										
2014	2014-660084591	TALSMA, JEFFREY S & LANETTE			10	229,507	1000	23,162	2,278.00										
2013	2013-660084591	TALSMA, JEFFREY S & LANETTE			10	213,256	1000	22,458	2,137.00										



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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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2/18/2020

### Residential Data

Type 1 Single Family Residence  
Condition 4 - Good  
Quality 4.5 - Good  
Architecture TRAD TRADITIONAL  
Style 100% One Story  
Exterior Wall 100% Veneer, Masonry  
Base/Total Area 2,569 / 2,569  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 2,569  
Fixture/RghIn 11 /  
Bed/F/H Bath 3 / 2.0 /  
Basement Area  
Garage Type 702 Attached Garage - Finished  
Remodel  
Year/Eff Age 2008 / 11

### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code  
Adusted R  
Indicated Value

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	382,084		
Lot Value			
Indicated Value	382,084	148.73	Per SqFt
Agland Value	4,368		
Site Improvements	121,927		
Total Value	508,379	197.89	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	116.03	Total Misc Impr	+	20,628
Roofing Adj	+ 6.05	Garage Cost	+	41,904
Subfloor Adj	+ -4.49	Total RCN	=	429,308
Heat/Cool Adj	+ 17.03	Depreciation ( 11%)	-	47,224
Plumbing Adj	+ 8.14	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	382,084
Adj Base Cost	= 142.77	Lot Value	+	
Total Area	x 2,569	Indicated Value	=	382,084
Adjusted Cost	= 366,776	Value Per SqFt		148.73

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,566.76		7,567
PRCH	SLAB PORCH - COVERED	102903	16x14		224	34.84		7,804
PATO	SLAB PORCH - OPEN	102904	16x12		192	13.81		2,652
PRCH	SLAB PORCH - COVERED	102905	73		73	35.68		2,605



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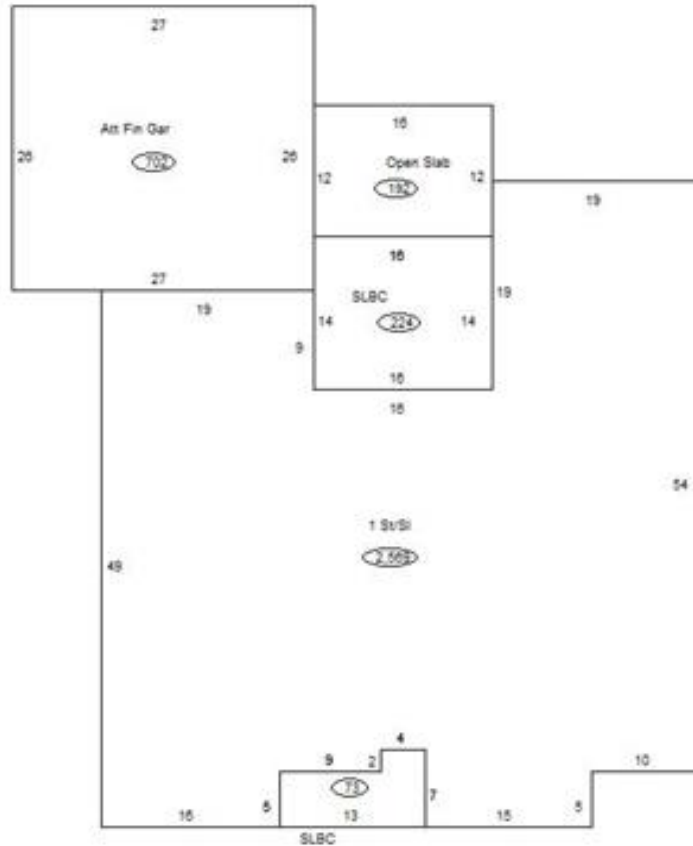
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### Sketch Image

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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/SI	2,569	1.000	2,569
2	G	5		13	Att Fin Gar	702	1.000	702
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PATO		13	Open Slab	192	1.000	192
5	M	PRCH		13	SLBC	73	1.000	73
<b>Total Building Area</b>						<b>2,569</b>		<b>2,569</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	48x45x12	Dirt	Formed Metal	2,160
	Qual 3	Cond 3	Year 2024	Eff Age 2		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.69 x 2,160)		44,690		44,690	1,341	43,349
	PERG	Pergola	12x12x10	Concrete		144
	Qual 3	Cond 3	Year 2024	Eff Age 2		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (15.00 x 144)		2,160		2,160	86	2,074
	UTIL	Shop Building	30x60x10	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (28.03 x 1,800)		50,454		50,454	12,614	37,840
	LNT0	Lean To - Attached	60x16x10	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (11.99 x 960)		11,510		11,510	5,985	5,525
	BNGP	Barn - General Purpose	50x40x10	Dirt	Formed Metal	2,000
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.49 x 2,000)		40,980		40,980	10,245	30,735
	SHDS	Shed - Small	10x8x8	Dirt	Formed Metal	80
	Qual 2	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (19.83 x 80)		1,586		1,586	730	856
	PCPT	Carport - Portable	14x40x12	Gravel	Formed Metal	560
	Qual 3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.10 x 560)		2,856		2,856	1,514	1,342



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	6x10x8	Dirt	Formed Metal	60
	Qual 2	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (6.35 x 60)	381		381 175	206



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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	IMP PST	80			10.000	224	224	2,240	2,240
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			10.000	213	213	2,128	2,128
<b>IMP PST Totals</b>						20.000			4,368	4,368
<b>Total Agland</b>						20.000			4,368	4,368