



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660086061 Parcel ID 24N16E-19-3-00000-000-0000 Cadastral ID 19-24-16-00820 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 328639 BRESHEARS, JAMES DEREK & STACEY DENISE 10401 E 330 RD TALALA OK 74080-0000 Parcel Location Situs 10401 E 330 RD Subdivision Lot/Block / Parcel Size 9.75 - Acres Sec/Twn/Rng 19 / 24 / 16 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>\\\\tsclient\C\Users\CB\Pictures\2020-02-21\IMG_0057.JPG 2/21/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.54016378 -95.64295893 SE/4 SE/4 SW/4 LESS S 16.5' THEREOF																																																																																																																									
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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.5767	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	417,162.00 x .24 = 98,678	
Factor Value		
Adjustments	1.0000	
Lot Value	98,678	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	3,280 / 4,902
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,280
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	575 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 21

Cost Approach		Manual : 01/2025	
Base Cost	91.46	Total Misc Impr	+ 79,335
Roofing Adj	+ 3.91	Garage Cost	+ 35,433
Subfloor Adj	+ -2.81	Total RCN	= 672,910
Heat/Cool Adj	+ 17.03	Depreciation (25%)	- 168,227
Plumbing Adj	+ 4.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 504,683
Adj Base Cost	= 113.86	Lot Value	+ 98,678
Total Area	x 4,902	Indicated Value	= 603,361
Adjusted Cost	= 558,142	Value Per SqFt	123.08

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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	693,354	141.44	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	504,683		
Lot Value	98,678		
Indicated Value	603,361	123.08	Per SqFt
Agland Value			
Site Improvements	57,135		
Total Value	660,496	134.74	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	7,566.76		7,567
SHLT	STORM SHELTER	0		1	2016	1	0.00	
SHLT	STORM SHELTER	0		1	2017	1	0.00	
PRCH	SLAB PORCH - COVERED	105229	402		402	34.17		13,736
PRCH	SLAB PORCH - COVERED	105231	34x10		340	34.36		11,682
PATO	SLAB PORCH - OPEN	105232	34x3		102	14.89		1,519
PRCH	SLAB PORCH - COVERED	132632	1416		1,416	31.66		44,831



Rogers

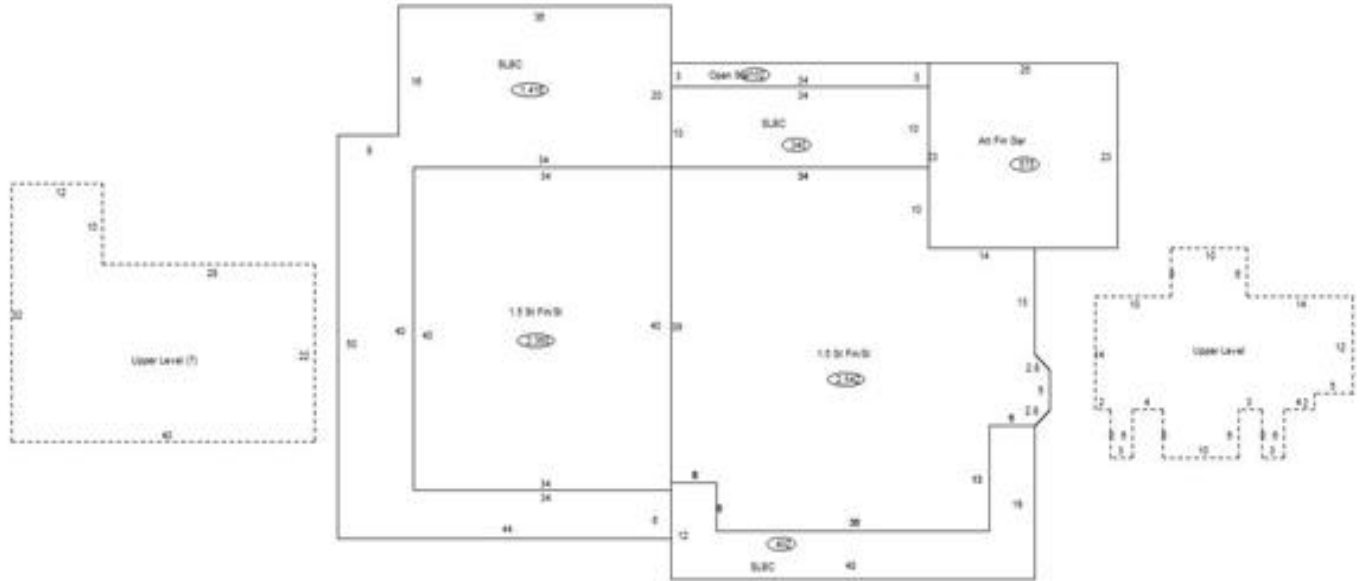
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Sketch Image

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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/SI	1,920	1.324	2,542
2	G	5		13	Att Fin Gar	575	1.000	575
3	M	PRCH		13	SLBC	402	1.000	402
4	U	^UL	Overhang	13	Upper Level	622	1.000	622
5	M	PRCH		13	SLBC	340	1.000	340
6	M	PATO		13	Open Slab	102	1.000	102
7	R	5	Slab	13	1.5 St Fin/SI	1,360	1.735	2,360
8	M	PRCH		13	SLBC	1,416	1.000	1,416
9	U	^UL		13	Upper Level (7)	1,000	1.000	1,000
Total Building Area						3,280		4,902



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	18x40x10	Concrete	Formed Metal	720
	Qual	3.5	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (32.95 x 720)		23,724	23,724	3,559	20,165
	BNGP	BARN	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (24.94 x 1,500)		37,410	37,410	9,353	28,057
	LNT0	LEAN-TO	16x50x8	Concrete	Formed Metal	800
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (12.15 x 800)		9,720	9,720	5,054	4,666
	LNT0	LEAN-TO	14x50x8	Concrete	Formed Metal	700
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (12.64 x 700)		8,848	8,848	4,601	4,247