



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 660089358 Parcel ID 23N14E-14-3-00000-000-0000 Cadastral ID 14-23-14-02010 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 306194 BROWN, CHARLES R & ZAHNINA G 2201 E 380 RD TALALA OK 74080-0000																																																																																																																									
Parcel Location Situs 02201 E 380 RD Subdivision Lot/Block / Parcel Size 4.96 - Acres Sec/Twn/Rng 14 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46785284 -95.79054692					Building Permits <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>R12</td> <td>R12-NEW BARN</td> <td>09/2011</td> <td>11/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-NEW BARN	09/2011	11/2011																																																																																																							
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Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,779 / 1,779
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,779
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



660089358_004.JPG 3/12/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.47	Total Misc Impr	+ 19,276				
Roofing Adj	+ 4.82	Garage Cost	+ 15,499				
Subfloor Adj	+ -2.31	Total RCN	= 270,208				
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 37,829				
Plumbing Adj	+ 8.72	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 232,379				
Adj Base Cost	= 132.34	Lot Value	+ 232,379				
Total Area	x 1,779	Indicated Value	= 232,379				
Adjusted Cost	= 235,433	Value Per SqFt	130.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	232,379		
Lot Value			
Indicated Value	232,379	130.62	Per SqFt
Agland Value	714		
Site Improvements	18,791		
Total Value	251,884	141.59	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	109341		204	204	26.29		5,363
PRCH	SLAB PORCH - COVERED	109342	32x10		320	25.93		8,298



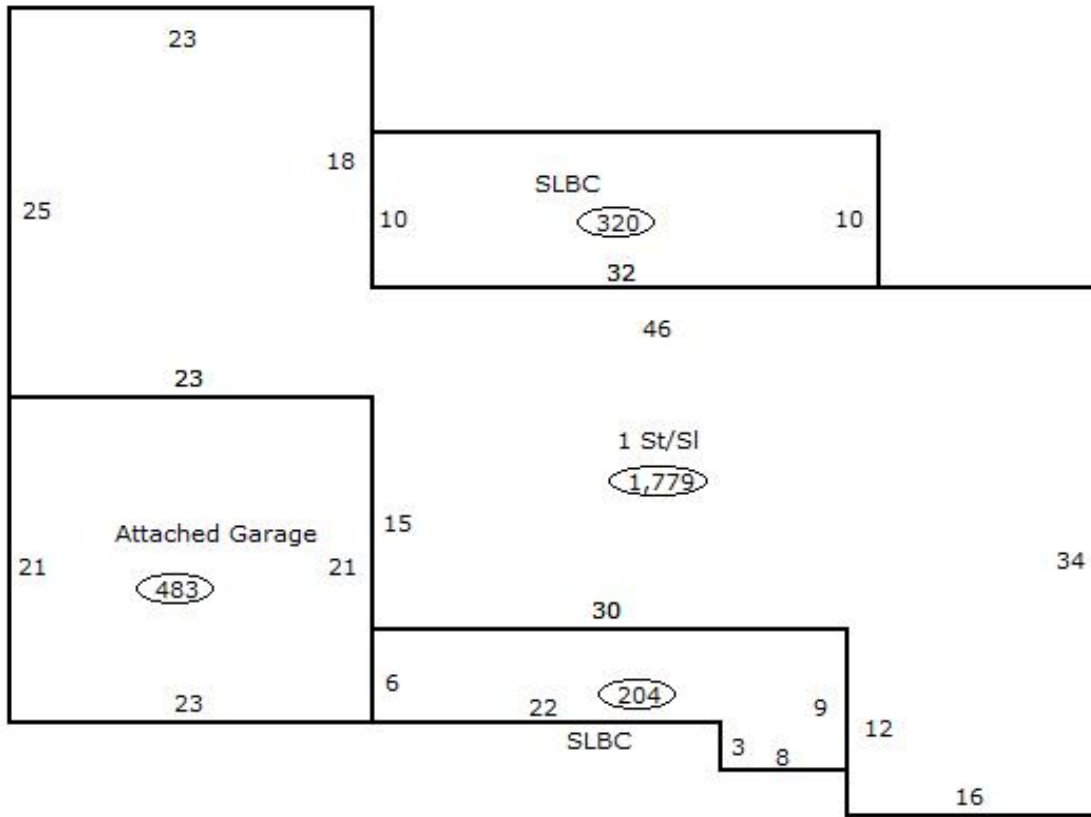
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Sketch Image

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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	1,779	1.000	1,779
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						1,779		1,779



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	24x22x0			528
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
Base Cost (10.94 x 528)		5,776		5,776	289	5,487
	BARN	BARN	0x0x0			1,200
	Qual	3	Cond 3	Year 2011	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
Base Cost (10.21 x 1,200)		12,252		12,252	613	11,639
	LT	LEAN-TO	0x0x0			400
	Qual	3	Cond 3	Year 2011	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
Base Cost (2.92 x 400)		1,168		1,168	58	1,110
	LT	LEAN-TO	0x0x0			200
	Qual	3	Cond 3	Year 2011	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
Base Cost (2.92 x 200)		584		584	29	555



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			4.960	144	144	714	714
NTV PST Totals						4.960			714	714
Total Agland						4.960			714	714