



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:50:28
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Assessment Data					Primary Image																																																																																																																				
Account 660089668 Parcel ID 23N15E-07-1-00000-000-0000 Cadastral ID 07-23-15-00118 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 314711 JENSEN, NICHOLAS L & MELISSA L 8185 S BIG SKY DR TALALA OK 74080-0000 Parcel Location Situs 08185 S BIG SKY DR Subdivision Lot/Block / Parcel Size 10.34 - Acres Sec/Twn/Rng 7 / 23 / 15 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-05-14\IMG_0157.JPG 5/15/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.49281000 -95.74723281 COMM AT NE/C SEC 7; TH S88-54-34W 2634.34'; TH S01-37-42W 922 28' TO POB; TH N88-22-18E 1317.05'; TH S01-37-28E 342'; TH S88-22 18W 1317.03'; TH N01-37-42W 342' TO POB.																																																																																																																									
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Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments	0.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,016 / 2,937
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	706 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 9



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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	420,837	143.29	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.33	Total Misc Impr	+	15,779			
Roofing Adj	+ 4.15	Garage Cost	+	40,313			
Subfloor Adj	+ -3.17	Total RCN	=	432,615			
Heat/Cool Adj	+ 16.31	Depreciation (9%)	-	38,935			
Plumbing Adj	+ 8.58	Lump Sums	+	7,038			
Basement Adj	+ 0.00	RCNLD	=	400,718			
Adj Base Cost	= 128.20	Lot Value	+				
Total Area	x 2,937	Indicated Value	=	400,718			
Adjusted Cost	= 376,523	Value Per SqFt		136.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	400,718		
Lot Value			
Indicated Value	400,718	136.44	Per SqFt
Agland Value	1,716		
Site Improvements			
Total Value	402,434	137.02	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	7,243.87		7,244
PATO	SLAB PORCH - OPEN	121838	20x10		200	13.22		2,644
PRCH	SLAB PORCH - COVERED	121839	8x5		40	33.07		1,323
BALW	BALCONY - WOOD	127369	20x10		200	35.19		7,038
PRCH	SLAB PORCH - COVERED	127370	14x10		140	32.63		4,568



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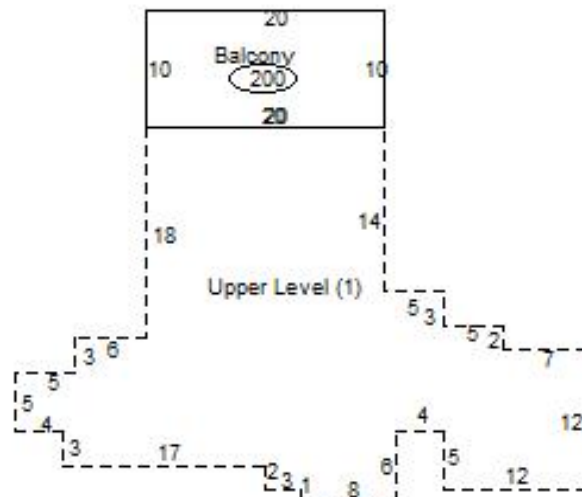
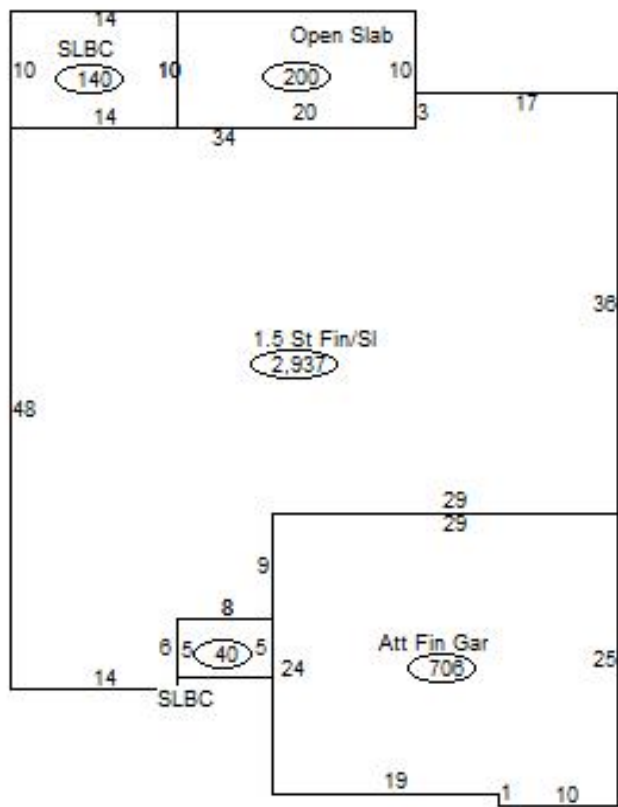
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Sketch Image

660089668



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,016	1.457	2,937
2	U	^UL		20	Upper Level (1)	921	1.000	921
3	G	5		20	Att Fin Gar	706	1.000	706
4	M	PATO		20	Open Slab	200	1.000	200
5	M	PRCH		20	SLBC	40	1.000	40
6	M	BALW		20	Balcony	200	1.000	200
7	M	PRCH		20	SLBC	140	1.000	140
Total Building Area						2,016		2,937



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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
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.250	84	84	21	21
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.090	168	168	1,695	1,695
IMP PST Totals						10.340			1,716	1,716
Total Agland						10.340			1,716	1,716