



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:43:11
Page 1

Assessment Data					Primary Image				
Account	660089907				<p>\\tsclient\C\Users\CB\Pictures\2020-05-14\IMG_0116.JPG 5/14/2020</p>				
Parcel ID	23N15E-07-1-00000-000-0000								
Cadastral ID	07-23-15-00113								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	335104								
LAYTON, ROBERT & LISA									
8380 S BIG SKY DR TALALA OK 74080-0000									
Parcel Location									
Situs	08380 S BIG SKY DR								
Subdivision									
Lot/Block	/	Parcel Size	10.36 - Acres						
Sec/Twn/Rng	7 / 23 / 15 / 1								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.48981780 -95.75168241									
COMM AT NE/C OF SEC; TH S88-54-34W 2634.34'; TH S01-37-42E 2019 07' TO POB; TH S01-37-42E 342'; TH S88-22-18W 1319.24'; TH N01-33 27W 342'; TH N88-22-18E 1318.82' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2011 1114	R13-NEW 2752 SQ FT SFR	11/2011	10/2012	229,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	YARBROUGH, NICKY & JULIE	07/08/2021	435,000	YES					
2083/828	ELLIS, MICHAEL D & KELLI M	02/01/2010	51,000	YES					
1884/464	HAYNES FAMILY TRUST	07/10/2007	51,500	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2022	Land Value	141,566	117,355	11%	12,909	Assessed	52,287	
Year Frozen	0	Improvements	357,980	357,980		39,378	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	499,546	475,335		52,287	Total Taxable	51,287	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660089907	LAYTON, ROBERT & LISA	10	490,230	1000	49,765	5,397.00		
2024	2024-660089907	LAYTON, ROBERT & LISA	10	491,816	1000	48,285	5,071.00		
2023	2023-660089907	LAYTON, ROBERT & LISA	10	435,000	1000	46,850	4,886.00		
2022	2022-660089907	LAYTON, ROBERT & LISA	10	435,072	1000	46,858	4,864.00		
2021	2021-660089907	LAYTON, ROBERT & LISA	10	315,918	1000	32,288	3,380.00		
2020	2020-660089907	YARBROUGH, NICKY & JULIE	10	300,710	1000	31,318	3,327.00		
2019	2019-660089907	YARBROUGH, NICKY & JULIE	10	285,247	1000	30,377	3,167.00		
2018	2018-660089907	YARBROUGH, NICKY & JULIE	10	289,702	1000	30,867	3,329.00		
2017	2017-660089907	YARBROUGH, NICKY & JULIE	10	287,320	1000	30,491	3,480.00		
2016	2016-660089907	YARBROUGH, NICKY & JULIE	10	276,071	1000	29,076	3,025.00		
2015	2015-660089907	YARBROUGH, NICKY & JULIE	10	265,458	1000	28,201	2,775.00		
2014	2014-660089907	YARBROUGH, NICKY & JULIE	10	271,377	1000	28,011	2,752.00		
2013	2013-660089907	YARBROUGH, NICKY & JULIE	10	256,050	1000	27,166	2,582.00		



Rogers

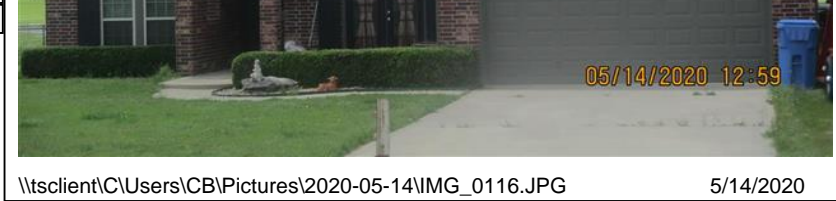
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:43:11
Page 2

Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10.36	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	453,008.00 x .31 = 141,566	
Factor Value		
Adjustments	1.0000	
Lot Value	141,566	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,984 / 2,750
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,984
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	580 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11



\\tsclient\C\Users\CB\Pictures\2020-05-14\IMG_0116.JPG 5/14/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	377,242	137.18	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	98.97	Total Misc Impr	+	9,802	
Roofing Adj	+ 3.88	Garage Cost	+	27,979	
Subfloor Adj	+ -2.46	Total RCN	=	376,004	
Heat/Cool Adj	+ 14.47	Depreciation (11%)	-	41,360	
Plumbing Adj	+ 8.13	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	334,644	
Adj Base Cost	= 122.99	Lot Value	+	141,566	
Total Area	x 2,750	Indicated Value	=	476,210	
Adjusted Cost	= 338,223	Value Per SqFt		173.17	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,644		
Lot Value	141,566		
Indicated Value	476,210	173.17	Per SqFt
Agland Value			
Site Improvements	23,336		
Total Value	499,546	181.65	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	115913		7x5	35	29.42		1,030
PRCH	SLAB PORCH - COVERED	115914		16x5	80	29.27		2,342



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

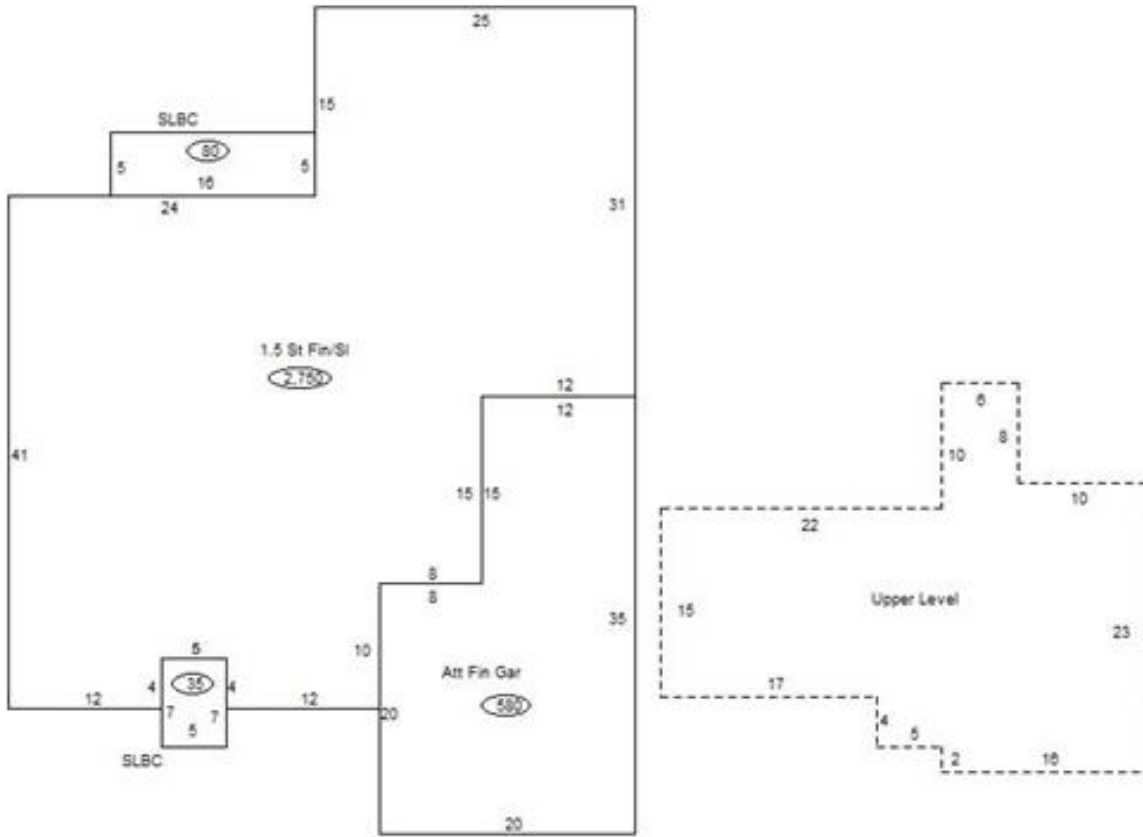
Date 04/18/2026

Time 07:43:11

Page 3

Sketch Image

660089907



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	1,984	1.386	2,750
2	U	^UL		13	Upper Level	766	1.000	766
3	G	5		13	Att Fin Gar	580	1.000	580
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						1,984		2,750



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:43:11
Page 4

660089907

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	26x20x8	Dirt	Formed Metal	520
	Qual 4	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ 100% Func)	RCNLD
	Base Cost (5.49 x 520)		2,855		2,855	2,855
	SHDS	Shed - Small	8x28x6	Plank	Formed Metal	224
	Qual 4.5	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (25.77 x 224)		5,772		5,772	1,847
	BNGP	Barn - General Purpose	32x34x8	Dirt	Formed Metal	1,088
	Qual 2	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (20.99 x 1,088)		22,837		22,837	3,426
	SHDS	Shed - Small	6x12x6	Plank	Composition Shingle	72
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ 100% Func)	RCNLD
	Base Cost (30.91 x 72)		2,226		2,226	2,226