



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	660089973								
Parcel ID	000000-00-0-45010-027-0004								
Cadastral ID	27-24-15-03244								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 2							
Tax Area	32 - TALALA OT/NW FIRE								
Name ID	342111								
VUE, MAI & PETER THAO									
302 E SEQUOYAH ST TALALA OK 74080-0000									
Parcel Location									
Situs	00302 E SEQUOYAH ST								
Subdivision	TALALA TOWN								
Lot/Block	0004 / 0027	Parcel Size 2 - Lots							
Sec/Twn/Rng	27 / 24 / 15 / 5								
Neighborhood	1202 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.52926327 -95.69688516									
Building Permits									
LOTS 3 & 4 BLOCK 27 TALALA TOWN									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	NOBLE, MARIA LAUBACH &	07/12/2023	189,000	YES
					/	STRAGGI-BURNETT, ANGELA &	03/07/2023	112,000	YES
					2553/635	BARTLETT, PAULINA &	05/31/2016	95,500	YES
					1880/791	CHISUM PROPERTIES LLC	06/29/2007	86,000	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2024		Land Value	50,000	50,000	11%	Assessed	21,004	2,272.25
Year Frozen	0		Improvements	140,947	140,947		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	190,947	190,947		Total Taxable	21,004	2,272.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660089973	VUE, MAI & PETER THAO			32	185,216	0	20,374	2,204.00
2024	2024-660089973	VUE, MAI & PETER THAO			32	195,042	0	21,455	2,247.00
2023	2023-660089973	VUE, MAI & PETER THAO			32	99,405	0	10,934	1,137.00
2022	2022-660089973	STRAGGI-BURNETT, ANGELA &			32	97,944	0	10,774	1,115.00
2021	2021-660089973	STRAGGI-BURNETT, ANGELA &			32	100,632	0	11,069	1,154.00
2020	2020-660089973	STRAGGI-BURNETT, ANGELA &			32	98,255	0	10,756	1,126.00
2019	2019-660089973	STRAGGI-BURNETT, ANGELA &			32	93,122	0	10,244	1,051.00
2018	2018-660089973	STRAGGI-BURNETT, ANGELA &			32	96,635	0	10,630	1,128.00
2017	2017-660089973	STRAGGI-BURNETT, ANGELA &			32	95,728	0	10,530	1,196.00
2016	2016-660089973	STRAGGI-BURNETT, ANGELA &			32	91,206	0	10,033	1,027.00
2015	2015-660089973	BARTLETT, PAULINA &			32	91,059	0	9,903	971.00
2014	2014-660089973	BARTLETT, PAULINA &			32	91,673	0	9,432	923.00
2013	2013-660089973	BARTLETT, PAULINA &			32	86,188	0	8,983	850.00



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Lot Data		Square-Foot - NBHD 1202 #1	
Lot Size			
Lot Count			
Units Buildable	23400		
Non-Ag Acres	0.5372		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	23,402.00 x .38 = 8,986		
Factor Value			
Adjustments	5.5642		
Lot Value	50,000		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1967 / 12

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	92,455 60.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	66,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	138,047
Lot Value	50,000
Indicated Value	188,047 124.04 Per SqFt
Agland Value	
Site Improvements	2,900
Total Value	190,947 125.95 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	84.86	Total Misc Impr	+ 1,683
Roofing Adj	+ 3.90	Garage Cost	+ 1,683
Subfloor Adj	+ 2.41	Total RCN	= 160,529
Heat/Cool Adj	+ 10.30	Depreciation (15%)	- 24,079
Plumbing Adj	+ 3.31	Lump Sums	+ 1,597
Basement Adj	+ 0.00	RCNLD	= 138,047
Adj Base Cost	= 104.78	Lot Value	+ 50,000
Total Area	x 1,516	Indicated Value	= 188,047
Adjusted Cost	= 158,846	Value Per SqFt	124.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	109693	10x8		80	21.04		1,683
WODO	WOOD DECK - OPEN	145806	12x12		144	22.18	50%	1,597



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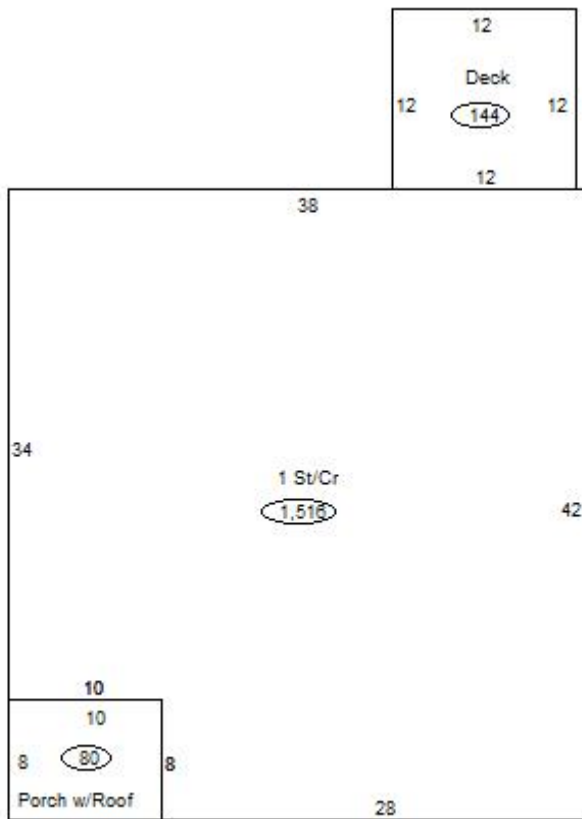
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,516	1.000	1,516
2	M	PRCH		13	SLBC	80	1.000	80
3	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,516		1,516



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 800)	8,384		8,384	5,869	2,515
	STF	STG FAIR	0x0x0			100
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 100)	468		468	211	257
	LT	LEAN-TO	4x11x0			44
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 44)	128		128		128