



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	660090197								
Parcel ID	23N15E-07-1-00000-000-0000								
Cadastral ID	07-23-15-00122								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	342254								
MORTON, HELENA L									
4411 BIG SKY LN TALALA OK 74080-0000									
Parcel Location									
Situs	04411 E BIG SKY LN								
Subdivision									
Lot/Block	/	Parcel Size	3.77 - Acres						
Sec/Twn/Rng	7 / 23 / 15 / 1								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.48836622 -95.75279144									
COMM AT NW/C SEC 7; TH S01-21-50E 3684.42'; TH N84-01-15E 411 08'; TH ON CURVE TO L W/RAD OF 750'; CHORD N76-15-57E CH LGTH 202.41' DIST 203.03'; TH N68-30-38E 378.61'; TH N62-26-50E 659.19' TO POB; TH N01-33-27W 807.24'; TH N88-22-18E 217.5'; TH S01-33-27E 701 45'									
Building Permits									
Number	Description	Opened	Closed	Amount					
R13	POSS NEW SHOP PER REVAL	06/2012	10/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MORTON, MATTHEW & HELENA	08/11/2023	0	4					
2213/948	HAYNES FAMILY TRUST	12/15/2011	188,500	YES					
1885/185	HAYNES FAMILY TRUST	07/19/2007	0						
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	67,943	48,650	11%	5,352	Assessed	27,860	3,013.94
Year Frozen	0	Improvements	280,691	204,612		22,508	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	348,634	253,262		27,860	Total Taxable	26,860	2,920.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660090197	MORTON, HELENA L	10	331,678	1000	26,047	2,832.00		
2024	2024-660090197	MORTON, HELENA L	10	325,975	1000	25,259	2,659.00		
2023	2023-660090197	MORTON, HELENA L	10	301,957	1000	24,495	2,561.00		
2022	2022-660090197	MORTON, MATTHEW & HELENA	10	262,072	1000	23,752	2,473.00		
2021	2021-660090197	MORTON, MATTHEW & HELENA	10	223,748	1000	23,032	2,415.00		
2020	2020-660090197	MORTON, MATTHEW & HELENA	10	217,265	1000	22,332	2,377.00		
2019	2019-660090197	MORTON, MATTHEW & HELENA	10	205,928	1000	21,652	2,262.00		
2018	2018-660090197	MORTON, MATTHEW & HELENA	10	210,816	1000	22,190	2,397.00		
2017	2017-660090197	MORTON, MATTHEW & HELENA	10	209,244	1000	22,017	2,516.00		
2016	2016-660090197	MORTON, MATTHEW & HELENA	10	227,152	1000	23,754	2,474.00		
2015	2015-660090197	MORTON, MATTHEW & HELENA	10	218,486	1000	23,034	2,270.00		
2014	2014-660090197	MORTON, MATTHEW & HELENA	10	220,372	1000	22,539	2,217.00		
2013	2013-660090197	MORTON, MATTHEW &	10	207,755	1000	21,854	2,080.00		



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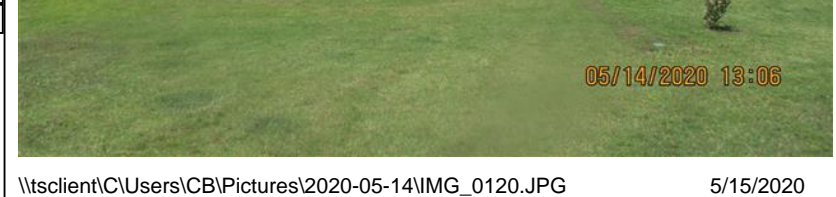
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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	158,517.00 x .43 = 67,943	
Factor Value		
Adjustments	1.0000	
Lot Value	67,943	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,811 / 1,811
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,811
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 12

Cost Approach		Manual : 01/2025	
Base Cost	112,53	Total Misc Impr	+ 13,320
Roofing Adj	+ 5.37	Garage Cost	+ 21,991
Subfloor Adj	+ -3.64	Total RCN	= 286,207
Heat/Cool Adj	+ 14.47	Depreciation (12%)	- 34,345
Plumbing Adj	+ 9.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 251,862
Adj Base Cost	= 138.54	Lot Value	+ 67,943
Total Area	x 1,811	Indicated Value	= 319,805
Adjusted Cost	= 250,896	Value Per SqFt	176.59



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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	284,464	157.08	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,862		
Lot Value	67,943		
Indicated Value	319,805	176.59	Per SqFt
Agland Value			
Site Improvements	28,829		
Total Value	348,634	192.51	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	109996	15x7		105	29.19		3,065
PATO	SLAB PORCH - OPEN	109997	15x6		90	12.93		1,164
PRCH	SLAB PORCH - COVERED	109999	13x7		91	29.24		2,661



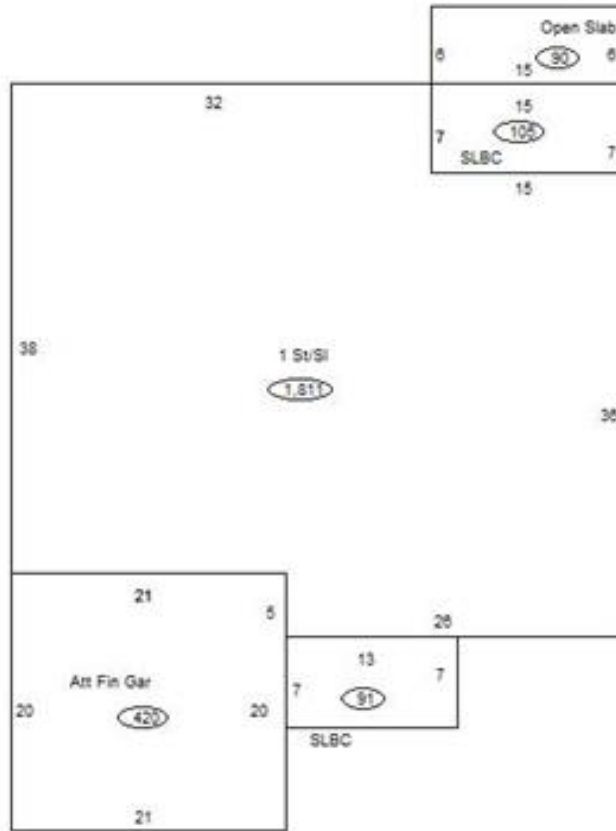
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Sketch Image

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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/SI	1,811	1.000	1,811
2	M	PRCH		13	SLBC	105	1.000	105
3	M	PATO		13	Open Slab	90	1.000	90
4	G	5		13	Att Fin Gar	420	1.000	420
5	M	PRCH		13	SLBC	91	1.000	91
Total Building Area						1,811		1,811



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year	2012	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
		Base Cost (30.80 x 1,200)	36,960	36,960	8,131	28,829