



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 07:23:35

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Assessment Data					Primary Image																																																																																																																				
Account 660091397 Parcel ID 24N15E-28-1-00000-000-0000 Cadastral ID 28-24-15-00310 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 306989 BRANCHCOMB, NATHAN F & SARA T 6080 E 330 RD TALALA OK 74080-0000					 <p>660091397_001.JPG 7/25/2025</p>																																																																																																																				
Parcel Location Situs 06080 E 330 RD Subdivision Lot/Block / Parcel Size 12.09 - Acres Sec/Twn/Rng 28 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53843228 -95.72129435 W 798' N/2 N/2 NW/4					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>R25 012</td> <td>NEW SFR 2555 SQ FT</td> <td>02/2025</td> <td>07/2025</td> <td>360,000</td> </tr> <tr> <td>R21 000429</td> <td>R23- NEW 36X60 DTCH ACC BLDG</td> <td>11/2021</td> <td>10/2022</td> <td>53,000</td> </tr> <tr> <td>R18</td> <td>R18-NEW BARN</td> <td>02/2017</td> <td>05/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 012	NEW SFR 2555 SQ FT	02/2025	07/2025	360,000	R21 000429	R23- NEW 36X60 DTCH ACC BLDG	11/2021	10/2022	53,000	R18	R18-NEW BARN	02/2017	05/2017																																																																																													
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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
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	100% Veneer, Masonry
Base/Total Area	2,323 / 2,323
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,323
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	532 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.28	Total Misc Impr	+	20,038			
Roofing Adj	+ 4.47	Garage Cost	+	20,542			
Subfloor Adj	+ -2.15	Total RCN	=	323,614			
Heat/Cool Adj	+ 12.39	Depreciation (1%)	-	3,236			
Plumbing Adj	+ 4.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	320,378			
Adj Base Cost	= 121.84	Lot Value	+				
Total Area	x 2,323	Indicated Value	=	320,378			
Adjusted Cost	= 283,034	Value Per SqFt		137.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	320,378		
Lot Value			
Indicated Value	320,378	137.92	Per SqFt
Agland Value	1,764		
Site Improvements	64,733		
Total Value	386,875	166.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173011	213		213	25.73		5,480
PRCH	Porch	173012	5x5		25	26.31		658
PATC	Patio - Covered	173013	288		288	15.55		4,478
PATO	Patio - Open	173014	12x12		144	10.85		1,562
PATO	Patio - Open	173015	246		246	9.58		2,357
FPR1	Fireplace - Residential 1 Story		1	2025	1	5,503.09		5,503



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	36x60x0		Formed Metal	2,160
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (27.91 x 2,160)		60,286	60,286	3,014	57,272
	LNT0	Lean To - Attached	15x36x0			540
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (7.82 x 540)		4,223	4,223	802	3,421
	LNT0	Lean To - Attached	24x12x0			288
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (9.50 x 288)		2,736	2,736	520	2,216
	SHDS	Shed - Small	16x12x8	Dirt	Formed Metal	192
	Qual	2	Cond 2	Year 2020	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (13.20 x 192)		2,534	2,534	710	1,824

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01/27/25



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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	NTV PST	30			.018	72	72	1	1
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			.023	120	120	3	3
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			.036	182	182	7	7
NTV PST Totals						0.077			11	11
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			4.502	84	84	378	378
DWA	DWIGHT SILT LOAM 0-1% SLO	IMP PST	50			3.067	140	140	429	429
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			4.444	213	213	946	946
IMP PST Totals						12.013			1,753	1,753
Total Agland						12.090			1,764	1,764