



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:25:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660094877 Parcel ID 23N14E-22-1-00000-000-0001 Cadastral ID 22-23-14-00110 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 299774 GARRISON, CHAD & CANDACE 1400 E 380 RD TALALA OK 74080-0000																																																																																																																									
Parcel Location Situs 01400 E 380 RD Subdivision Lot/Block / Parcel Size 198.86 - Acres Sec/Twn/Rng 22 / 23 / 14 / 1 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46303700 -95.80123756					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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/18/2026
Time 08:25:23
Page 2

Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,312 / 5,321
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,312
Fixture/RghIn	24 /
Bed/F/H Bath	6 / 5.5 /
Basement Area	
Garage Type	762 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11



660094877_001.JPG 3/21/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	95.12	Total Misc Impr	+ 45,888				
Roofing Adj	+ 3.47	Garage Cost	+ 34,610				
Subfloor Adj	+ -2.67	Total RCN	= 720,082				
Heat/Cool Adj	+ 16.31	Depreciation (29%)	- 208,824				
Plumbing Adj	+ 7.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 511,258				
Adj Base Cost	= 120.20	Lot Value	+ 511,258				
Total Area	x 5,321	Indicated Value	= 511,258				
Adjusted Cost	= 639,584	Value Per SqFt	96.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	511,258		
Lot Value			
Indicated Value	511,258	96.08	Per SqFt
Agland Value	36,303		
Site Improvements	28,500		
Total Value	576,061	108.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	115987	12x6		72	32.96		2,373
PATO	SLAB PORCH - OPEN	115988	25x14		350	10.95		3,833
EPSW	ENCLOSED PORCH - SOLID WALL	115989	300		300	83.98		25,194



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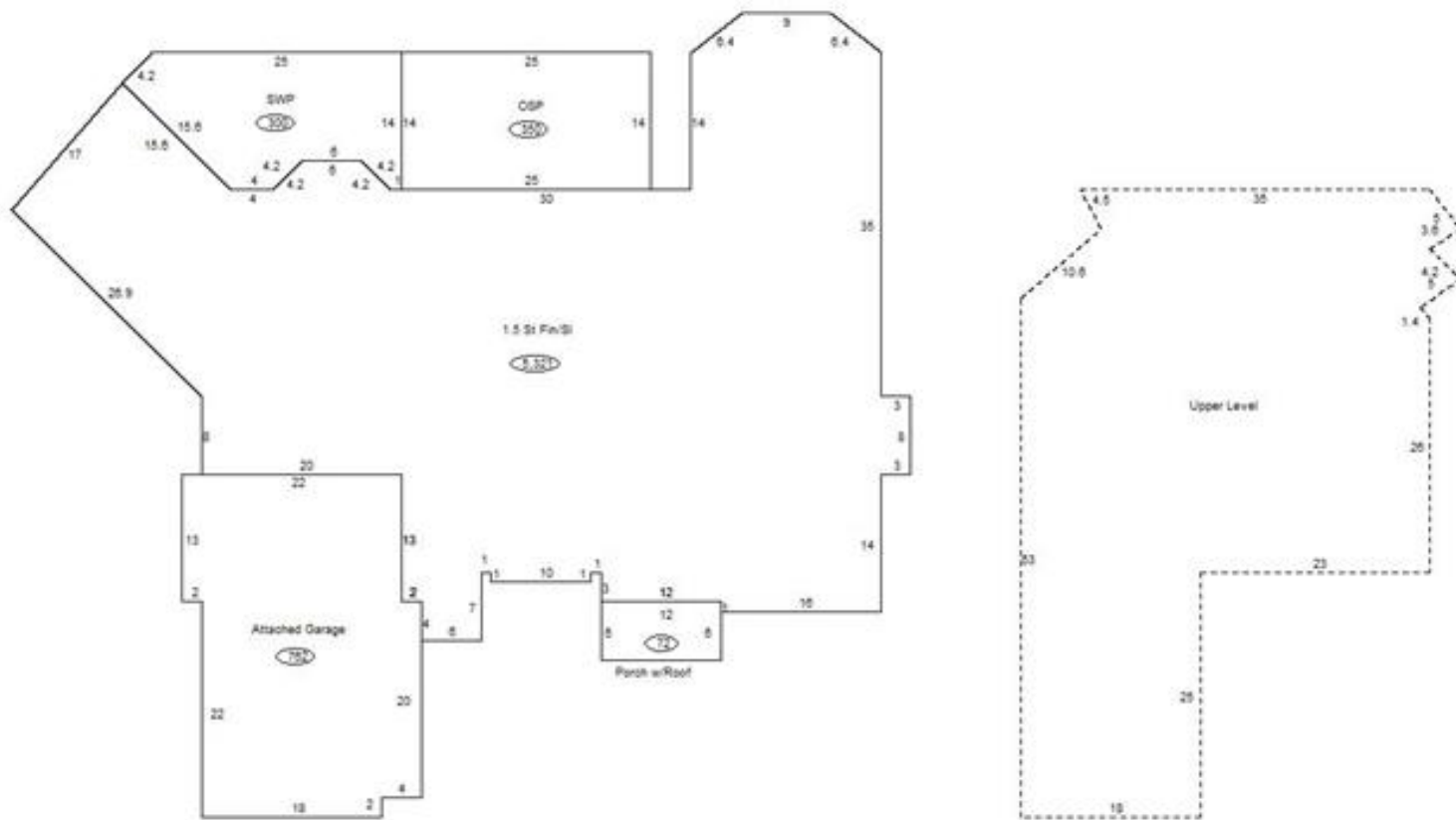
Date 04/18/2026

Time 08:25:23

Page 3

Sketch Image

660094877



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	3,312	1.607	5,321
2	G	1		13	Attached Garage	762	1.000	762
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PATO		13	Open Slab	350	1.000	350
5	M	EPSW		13	EPSW	300	1.000	300
6	U	^UL		13	Upper Level	2,009	1.000	2,009
Total Building Area						3,312		5,321



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Time 08:25:23
Page 4

660094877

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2012	Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500



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Date 04/18/2026
Time 08:25:23
Page 5

Agland Inventory

660094877

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	36.000	85	85	3,046	3,046
TMBR Totals						36.000			3,046	3,046
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	15.000	84	84	1,260	1,260
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.500	168	168	252	252
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	42.500	168	168	7,140	7,140
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			3.500	224	224	784	784
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	45.500	224	224	10,192	10,192
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	1.000	56	56	56	56
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	53.860	252	252	13,573	13,573
IMP PST Totals						162.860			33,257	33,257
Total Agland						198.860			36,303	36,303