



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	660096667								
Parcel ID	23N16E-06-2-00000-000-0001								
Cadastral ID	06-23-16-01510								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	346910								
ADKINS, THEODORE HALSTED & REBECCA MARIE TRUST									
7227 S 4130 RD TALALA OK 74080-0000									
Parcel Location									
Situs	07227 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	14.36 - Acres						
Sec/Twn/Rng	6 / 23 / 16 / 2								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.50802982 -95.64952972									
W 19.35 AC GOV'T LOT 4 LESS W 425' N 511.5' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000269	R23- RELOCATING A SFR HERE	07/2021	02/2024	61,000					
R19	R21- 911 ADDRESS ASSGNE	03/2018	01/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ADKINS, THEODORE H &	04/22/2025	0	4					
2388/214	ADKINS, THEODORE H	03/07/2014	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2011	Land Value	2,479	2,479	11%	273	Assessed	12,638	
Year Frozen	0	Improvements	207,142	112,407		12,365	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	209,621	114,886		12,638	Total Taxable	11,638	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096667	ADKINS, THEODORE HALSTED &	10	194,630	1000	11,269	1,233.00		
2024	2024-660096667	ADKINS, THEODORE H &	10	108,292	1000	10,912	1,157.00		
2023	2023-660096667	ADKINS, THEODORE H &	10	50,542	0	4,860	505.00		
2022	2022-660096667	ADKINS, THEODORE H &	10	49,870	0	4,718	489.00		
2021	2021-660096667	ADKINS, THEODORE H &	10	51,559	0	4,581	477.00		
2020	2020-660096667	ADKINS, THEODORE H &	10	40,759	0	4,447	470.00		
2019	2019-660096667	ADKINS, THEODORE H &	10	2,479	0	230	24.00		
2018	2018-660096667	ADKINS, THEODORE H &	10	2,479	0	224	24.00		
2017	2017-660096667	ADKINS, THEODORE H &	10	2,479	0	217	25.00		
2016	2016-660096667	ADKINS, THEODORE H &	10	2,479	0	211	22.00		
2015	2015-660096667	ADKINS, THEODORE H &	10	2,479	0	205	20.00		
2014	2014-660096667	ADKINS, THEODORE H &	10	1,808	0	199	19.00		



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Lot Data Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,839 / 2,839
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,839
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	2023
Year/Eff Age	1945 / 61

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	146,589		
Lot Value			
Indicated Value	146,589	51.63	Per SqFt
Agland Value	2,479		
Site Improvements	60,553		
Total Value	209,621	73.84	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.51	Total Misc Impr	+	35,577
Roofing Adj	+ 5.29	Garage Cost	+	
Subfloor Adj	+ -4.13	Total RCN	=	396,187
Heat/Cool Adj	+ 16.31	Depreciation (63%)	-	249,598
Plumbing Adj	+ 7.04	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	146,589
Adj Base Cost	= 127.02	Lot Value	+	
Total Area	x 2,839	Indicated Value	=	146,589
Adjusted Cost	= 360,610	Value Per SqFt		51.63

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159369	26x8		208	32.23		6,704
PRCH	Slab Porch - Covered	159370	28x20		560	31.13		17,433
SHLT	STORM SHELTER (BG)			1 2023	1	0.00		
FPR1	Fireplace - Residential 1 Story			1 2023	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit			1 2023	1	4,196.11		4,196



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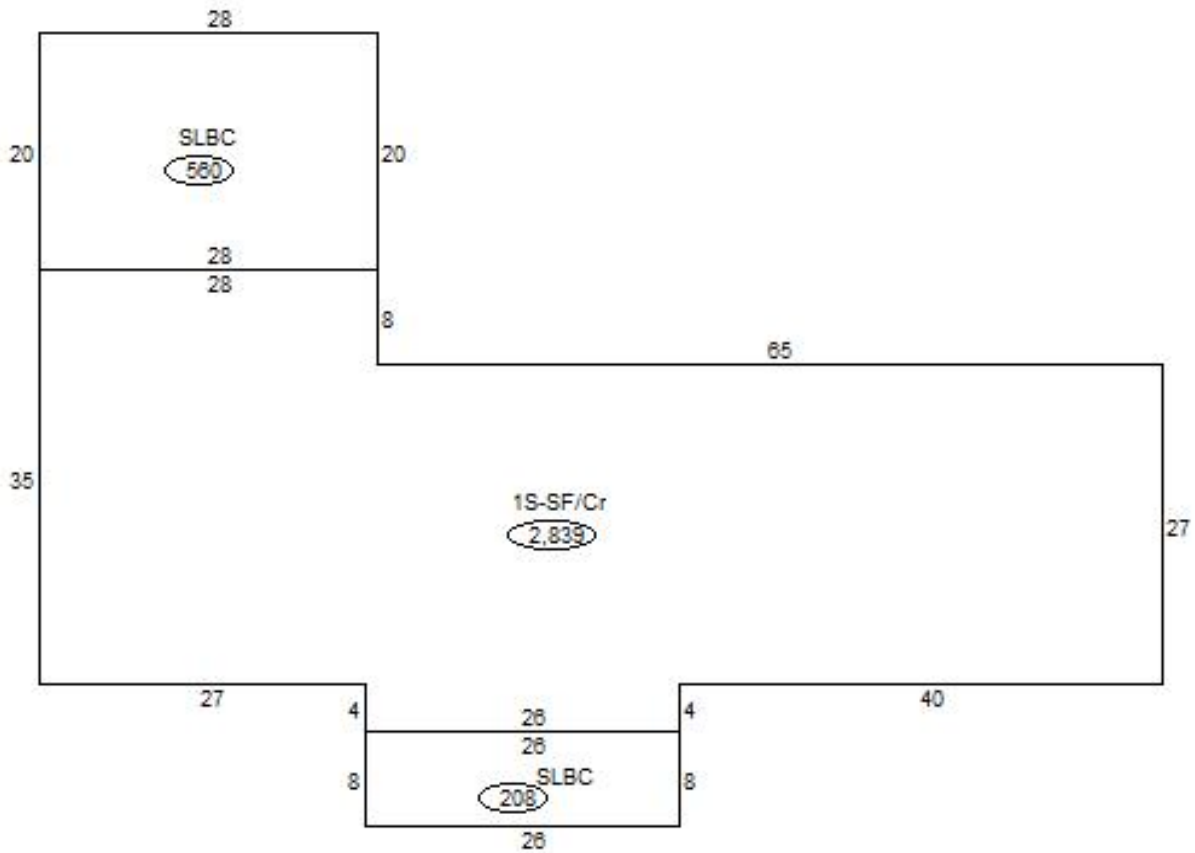
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	2,839	1.000	2,839
2	M	PRCH		20	SLBC	208	1.000	208
3	M	PRCH		20	SLBC	560	1.000	560
Total Building Area						2,839		2,839



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GHF	Greenhouse	18x20x8	Gravel		360
	Qual	0	Cond 0	Year 2023	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (5.00 x 360)	1,800		1,800		1,800
	UTIL	Shop Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (26.64 x 2,400)	63,936		63,936	5,754	58,182
	LNT0	Lean To - Attached	14x6x8	Dirt	Formed Metal	84
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (9.85 x 84)	827		827	256	571



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			5.000	126	126	630	630
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			8.000	224	224	1,792	1,792
SO	SOGN SOILS	IMP PST	15			1.360	42	42	57	57
IMP PST Totals						14.360			2,479	2,479
Total Agland						14.360			2,479	2,479