



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 660097078 Parcel ID 23N14E-27-2-00000-000-0001 Cadastral ID 27-23-14-00320 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 271971 SLAYDEN, JAMES AARON 11496 S 4050 RD TALALA OK 74080-0000 Parcel Location Situs 01410 E 390 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 27 / 23 / 14 / 2 Neighborhood - School District S004 - OOLOGAH SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.44891511 -95.80675328																																																																																																																	
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1532 OOLOGAH RURAL (UNITS BUILDABLE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 1,680</p> <p>Total Base Value 203,179</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 203,179</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 101,589</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 101,589</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 348,808</p> <p>Total Improvement Value 450,397</p> <p>Land Value</p> <p>Cost Approach Value 450,397 268.09/SqFt</p>	<p>Image ID 1037722</p> <p>Image Date 3/26/2024</p> <p>Name 001.JPG</p> <p>Description</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 348,808</p> <p>Land Value</p> <p>Total Appraised Value 457,137 272.11/SqFt</p>



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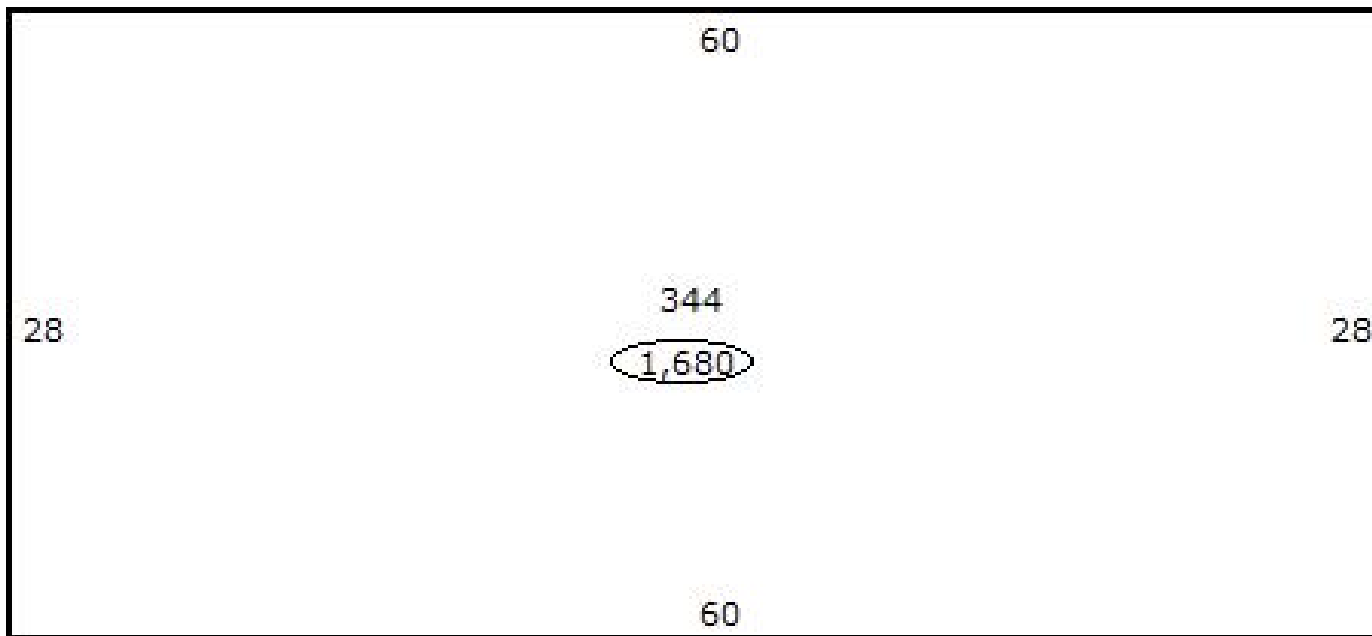
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Sketch Image

660097078



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	1,680	1.000	1,680
Total Building Area						1,680		1,680



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Account 660097078
Parcel ID 23N14E-27-2-00000-000-0001
Cadastral ID 27-23-14-00320

Tax Area Code 10
Property Class RC
Owners Name SLAYDEN, JAMES AARON

Building Data

Building ID 4704
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,680
Average Perimeter 176
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built
Effective Age 1013
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0097.JPG
Image Date 7/27/2020
Image Name IMG_0097.JPG
Description 60X28

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 76.82
Wall Cost 31.08
HVAC Cost 13.04
Basement Cost 0.00
Total Base Cost 120.94
Total Area 1,680
Base RCN 203,179
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 203,179
Physical Depreciation 50%
Functional Depreciation
Total Depreciation 50% (101,590)
Total RCNLD 101,589
Lump Sums
Total Building Value 101,589 \$ 60.47 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	80x40x10			3,200
	Qual	4	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (30.22 x 3,200)			96,704	8,703		88,001
	STF	STG FAIR	12x8x10			96
	Qual	2	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.91 x 96)			471	108		363
	UTIL	SHOP BUILDING	80x40x12			3,200
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (30.67 x 3,200)			98,144	14,722		83,422
	UTIL	SHOP BUILDING	100x80x10			8,000
	Qual	4	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (26.66 x 8,000)			213,280	36,258		177,022
Total Site Improvement Value						348,808



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			7.180	192	192	1,379	1,379
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.900	113	113	214	214
NTV PST Totals						11.080			1,881	1,881
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			28.920	168	168	4,859	4,859
IMP PST Totals						28.920			4,859	4,859
Total Agland						40.000			6,740	6,740