



# 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	660098151				No Image On File				
Parcel ID	23N14E-23-4-00000-000-0001								
Cadastral ID	23-23-14-00810								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	316368								
BRECKENRIDGE, MELVIN L AND									
NANCY J									
2551 E 390 RD									
TALALA OK 74080-0000									
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	Parcel Size	.67 - Acres						
Sec/Twn/Rng	23 / 23 / 14 / 4								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.45343190 -95.78496132									
<b>Building Permits</b>									
E 44' OF W 176' OF W/2 SW/4 SW/4 SE/4.					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2471/362	BAUER, CAROL J	05/05/2015	1,500	11
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	19,485	147	11%	16	Assessed	16	1.73
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	19,485	147		16	Total Taxable	16	2.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098151	BRECKENRIDGE, MELVIN L AND	10	19,485	0	15	1.00		
2024	2024-660098151	BRECKENRIDGE, MELVIN L AND	10	19,485	0	15	1.00		
2023	2023-660098151	BRECKENRIDGE, MELVIN L AND	10	20,640	0	14	1.00		
2022	2022-660098151	BRECKENRIDGE, MELVIN L AND	10	1,650	0	13	1.00		
2021	2021-660098151	BRECKENRIDGE, MELVIN L AND	10	1,650	0	13	1.00		
2020	2020-660098151	BRECKENRIDGE, MELVIN L AND	10	1,650	0	12	1.00		
2019	2019-660098151	BRECKENRIDGE, MELVIN L AND	10	1,537	0	12	1.00		
2018	2018-660098151	BRECKENRIDGE, MELVIN L AND	10	1,537	0	11	1.00		
2017	2017-660098151	BRECKENRIDGE, MELVIN L AND	10	1,537	0	11	1.00		
2016	2016-660098151	BRECKENRIDGE, MELVIN L AND	10	1,537	0	10	1.00		
2015	2015-660098151	BRECKENRIDGE, MELVIN L AND	10	90	0	10	1.00		



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Lot Data		Square-Foot - NBHD 4030 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.67							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	29,977.00 x .65 = 19,485							
Factor Value								
Adjustments	1.0000							
Lot Value	19,485							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 19,485					
Total Area	x	Indicated Value	= 19,485					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 19,485				
				Indicated Value 19,485 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 19,485 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660098151

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
							0	0	0	0
<b>Totals</b>						0.000			0	0
<b>Total Agland</b>						0.000			0	0