



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:03:12
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Assessment Data					Primary Image																																																																																																				
Account 660098231 Parcel ID 24N15E-26-2-00000-000-0001 Cadastral ID 26-24-15-00210 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 316438 ROAT, STEVE & ALYSON 5175 S 4110 RD TALALA OK 74080-0000 Parcel Location Situs 05175 S 4110 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 26 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					 <p>660098231_001.JPG 10/23/2024</p>																																																																																																				
Legal Description Lat/Long: 36.53711287 -95.68621338 TR COMM NW/C N2 NW; S00E 607.11 TO POB; S00E 347.85'; N90E 313 07'; N00W 347.85'; S90W 313.07' TO POB.																																																																																																									
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

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



660098231_001.JPG

10/23/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3.5 - Average
Architecture
Style 100% 1 1/2 Story Finished
Exterior Wall 95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area 1,933 / 2,609
Style 100% 1 1/2 Story Finished
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 1,933
Fixture/RghIn /
Bed/F/H Bath 4 / 2.0 / 1.0
Basement Area
Garage Type 900 Attached Garage - Unfinished
Remodel
Year/Eff Age 2016 / 8

GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	326,873		
Lot Value			
Indicated Value	326,873	125.29	Per SqFt
Agland Value	480		
Site Improvements	62,908		
Total Value	390,261	149.58	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	91.55	Total Misc Impr	+	26,930
Roofing Adj	+ 3.94	Garage Cost	+	32,819
Subfloor Adj	+ -2.50	Total RCN	=	355,297
Heat/Cool Adj	+ 14.18	Depreciation (8%)	-	28,424
Plumbing Adj	+ 6.11	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	326,873
Adj Base Cost	= 113.28	Lot Value	+	
Total Area	x 2,609	Indicated Value	=	326,873
Adjusted Cost	= 295,548	Value Per SqFt		125.29

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128681	544		544	27.19		14,791
PRCH	SLAB PORCH - COVERED	128682	338		338	27.78		9,390
PRCH	SLAB PORCH - COVERED	128683	16x6		96	28.64		2,749



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
				0			
				0			
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD	
Base Cost (30,000.00 x 1)		30,000		30,000	3,000	27,000	
	UTIL	Shop/Slab	30x40x6	Concrete	Formed Metal	1,200	
	Qual	1	Cond 1	Year 2024	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (28.31 x 1,200)		33,972		33,972	1,699	32,273
	LNT0	Lean To - Attached	40x10x6	Concrete	Formed Metal	400	
	Qual	1	Cond 1	Year 2024	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
	Base Cost (11.22 x 400)		4,488		4,488	853	3,635

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10/22/24



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.500	192	192	480	480
NTV PST Totals						2.500			480	480
Total Agland						2.500			480	480