



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:18:35  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660099382 <b>Parcel ID</b> 24N15E-21-4-00000-000-0099 <b>Cadastral ID</b> 21-24-15-00210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 314858 WELLS, JOE DEAN JR & HEATHER C  4402 S 4100 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 04402 S 4100 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 81.33 - Acres <b>Sec/Twn/Rng</b> 21 / 24 / 15 / 4 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<div style="position: absolute; bottom: 10px; left: 10px; color: red; font-weight: bold;">660099382</div> <div style="position: absolute; bottom: 10px; right: 10px; color: red; font-weight: bold;">10/02/24</div>																																																																																												
<b>Legal Description</b> Lat/Long: 36.54840597 -95.70915103										<b>Building Permits</b> <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>R18</td> <td>R18-SPLIT</td> <td>07/2016</td> <td>05/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-SPLIT	07/2016	05/2017																																																																										
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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



660099382

10/02/24

660099382\_001.JPG

10/3/2024

### Residential Data

Type 1 Single Family Residence  
 Condition 3 - Average  
 Quality 2.5 - Fair  
 Architecture  
 Style 100% One Story  
 Exterior Wall 100% Frame, Siding, Metal  
 Base/Total Area 1,500 / 1,500  
 Style 100% One Story  
 HVAC 100% Warmed & Cooled Air  
 Roof Cover 4 Metal, Preformed  
 Area on Slab 1,500  
 Fixture/RghIn 11 /  
 Bed/F/H Bath 2 / 2.0 /  
 Basement Area  
 Garage Type 1,020 Attached Garage - Unfinished  
 Remodel  
 Year/Eff Age 2017 / 7

### GRM Approach

GRM Code  
 Gross Rent 0.00  
 Indicated Value

### Multiple Regression

MRA Code  
 Adjusted R  
 Indicated Value

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	200,713		
Lot Value			
Indicated Value	200,713	133.81	Per SqFt
Agland Value	19,380		
Site Improvements	69,375		
Total Value	289,468	192.98	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	89.66	Total Misc Impr	+	19,350
Roofing Adj	+ 4.85	Garage Cost	+	25,650
Subfloor Adj	+ -1.07	Total RCN	=	215,820
Heat/Cool Adj	+ 11.24	Depreciation ( 7%)	-	15,107
Plumbing Adj	+ 9.19	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	200,713
Adj Base Cost	= 113.88	Lot Value	+	
Total Area	x 1,500	Indicated Value	=	200,713
Adjusted Cost	= 170,820	Value Per SqFt		133.81

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	136748	900		900	21.50		19,350



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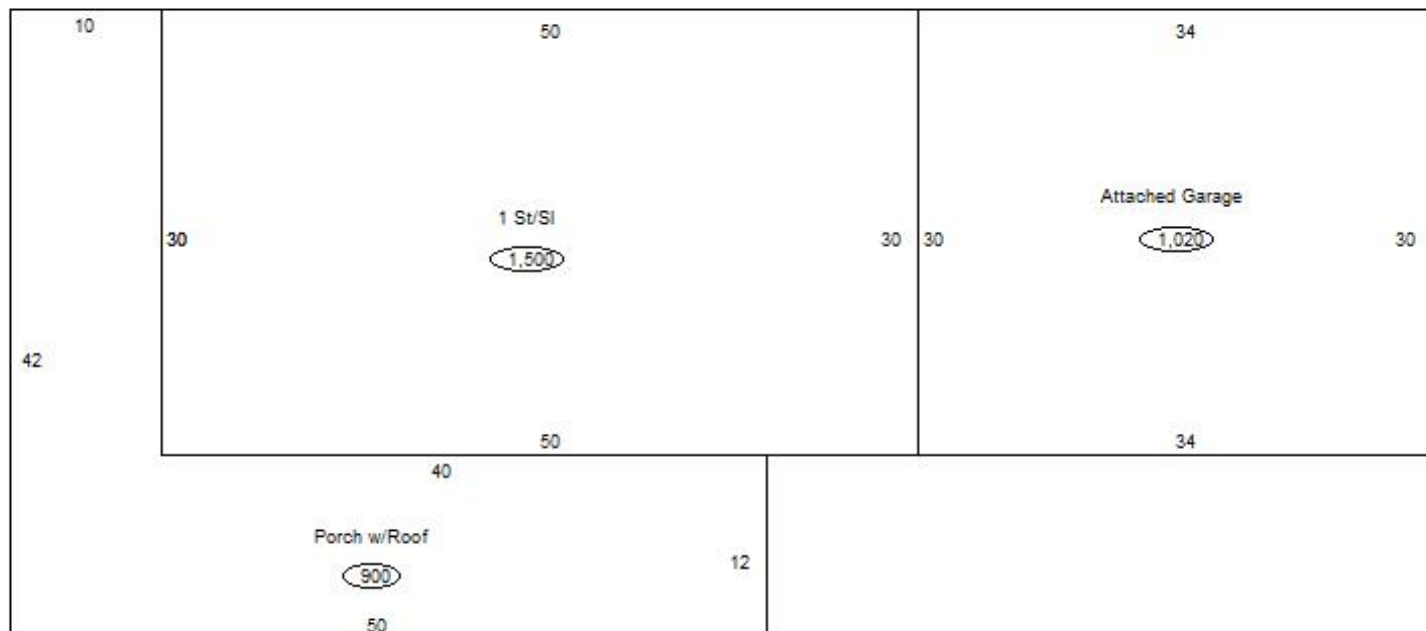
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### Sketch Image

660099382



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,500	1.000	1,500
2	G	1		13	Attached Garage	1,020	1.000	1,020
3	M	PRCH		13	SLBC	900	1.000	900
<b>Total Building Area</b>						1,500		1,500



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	84x28x0			2,352
	Qual	2	Cond	Year	2017	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (27.33 x 2,352)		64,280		64,280	64,280
	LF	LOAFING SHED	30x14x0			420
	Qual		Cond	Year	2017	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (4.26 x 420)		1,789		1,789	1,789
	LF	LOAFING SHED	24x12x0			288
	Qual		Cond	Year	2017	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (4.26 x 288)		1,227		1,227	1,227
	LF	LOAFING SHED	24x12x0			288
	Qual		Cond	Year	2017	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (4.26 x 288)		1,227		1,227	1,227
	LF	LOAFING SHED	0x0x0			800
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>
	Base Cost (4.26 x 800)		3,408		3,408	2,556



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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	IMP PST	80			59.000	224	224	13,216	13,216
<b>IMP PST Totals</b>						59.000			13,216	13,216
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80			16.000	280	280	4,480	4,480
PAA	PARSONS SILT LOAM 0-1% SL	CLT LND	76			6.330	266	266	1,684	1,684
<b>CLT LND Totals</b>						22.330			6,164	6,164
<b>Total Agland</b>						81.330			19,380	19,380