




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:19:20  
 Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660099460 <b>Parcel ID</b> 24N15E-23-1-00000-000-0099 <b>Cadastral ID</b> 23-24-15-00110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 336145 ROBIDEAU, RYAN  8788 E 320 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 08788 E 320 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.06 - Acres <b>Sec/Twn/Rng</b> 23 / 24 / 15 / 1 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660099460 10/09/24</p> <p>660099460_004.JPG 10/24/2024</p>																																																																																												
<b>Legal Description</b> Lat/Long: 36.55350218 -95.67404995																																																																																																	
TR DESC AS COMM NW/C N2 N2 NE; S89.5759E 773.57' TO POB; S04 0044E 222.39'; N89.4110E 597.72'; N00.1507E 218.22'; N89.5759W 614 23' TO POB.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																			
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Time 09:19:20  
Page 2

Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 3.0311 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 132,037.00 x .32 = 41,653 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 41,653		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,504 / 1,504
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1979 / 19

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 162,668 108.16 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.31	<b>Total Misc Impr</b>	+ 13,556	<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 1.19	<b>Total RCN</b>	= 181,463	<b>Heat/Cool Adj</b>	+ 11.24	<b>Depreciation ( 24%)</b>	- 43,551
<b>Plumbing Adj</b>	+ 3.64	<b>Lump Sums</b>	+ 2,789	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 140,701
<b>Adj Base Cost</b>	= 111.64	<b>Lot Value</b>	+ 41,653	<b>Total Area</b>	x 1,504	<b>Indicated Value</b>	= 182,354
		<b>Value Per SqFt</b>	121.25	<b>Adjusted Cost</b>	= 167,907		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 140,701 <b>Lot Value</b> 41,653 <b>Indicated Value</b> 182,354 121.25 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 44,618 <b>Total Value</b> 226,972 150.91 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	49295	28x8		224	60.52		13,556
WODO	WOOD DECK - OPEN	49296	22x10		220	19.50	35%	2,789



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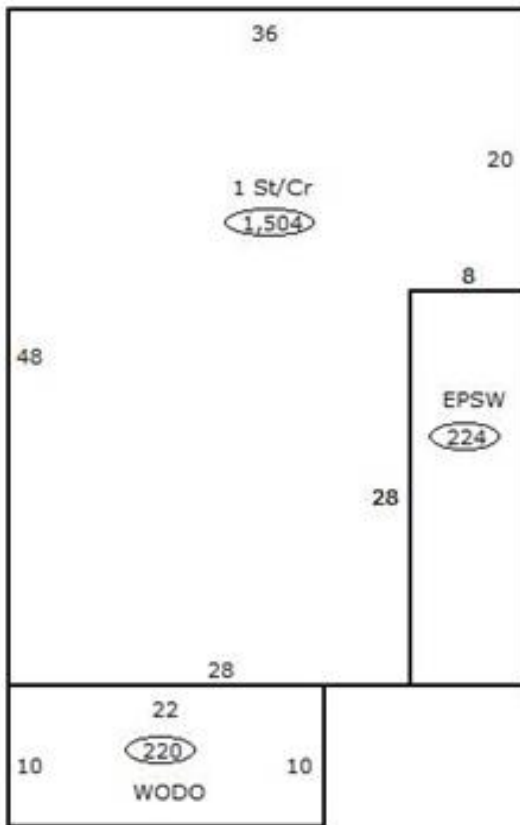
Date 04/18/2026

Time 09:19:20

Page 3

Sketch Image

660099460



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,504	1.000	1,504
2	M	EPSW		13	EPSW	224	1.000	224
3	M	WODO		13	WODO	220	1.000	220
<b>Total Building Area</b>						<b>1,504</b>		<b>1,504</b>



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 Page 4

660099460

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop/Slab	50x30x8	Concrete	Formed Metal	1,500	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
				0			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (29.21 x 1,500)	43,815		43,815	1,314	42,501
	DTGF	DETACHED GARAGE FAIR	0x0x0			378	
	Qual	2	Cond 3	Year	Eff Age		
			<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 378)	6,048		6,048	3,931	2,117