



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 | 660100147 | | | | | | | | |
| Parcel ID | 24N15E-10-2-00000-000-0099 | | | | | | | | |
| Cadastral ID | 10-24-15-00410 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area | 2 | | | | | | |
| Tax Area | 10 - OOLOGAH RURAL/NW FIRE | | | | | | | | |
| Name ID | 325536 | | | | | | | | |
| CHAPMAN, CAROL A | | | | | | | | | |
| 2245 S 4100 RD TALALA OK 74080-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 02245 S 4100 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 10 - Acres | | | | | | |
| Sec/Twn/Rng | 10 / 24 / 15 / 2 | | | | | | | | |
| Neighborhood | 4040 - TALALA AREA WEST OF LAKE | | | | | | | | |
| School District | S004 - OOLOGAH SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.58016704 -95.70354425 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| SW NW NW | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R19 | R20- NEW 911 ADDRESS | 09/2018 | 06/2019 | | | | | | |
| Exemptions | | | | | | | | | |
| Sale History | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | Yes | 1,000 | 1,000 | / | WELCH, CARRIE LYNN | 08/30/2018 | 67,000 | YES |
| PD | Add-Homestead | Yes | 1,000 | 1,000 | 2607/30 | WOOD, DONNA L | 01/20/2017 | 0 | 4 |

| Parcel Valuation | | | | | | | | | |
|------------------|------|--------------|---------|-------------|----------|---------------|-----------|-------------|----------|
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | |
| Remove Cap | 2019 | Land Value | 2,352 | 1,848 | 11% | 203 | Assessed | 10,773 | 1,165.44 |
| Year Frozen | 2022 | Improvements | 122,325 | 96,092 | | 10,570 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | 0 | 0 | Exemption | 2,000 | -188.00 |
| TIF Project ID | 0 | Total Value | 124,677 | 97,940 | 10,773 | Total Taxable | 8,773 | | 977.00 |

| Assessment History | | | | | | | | |
|--------------------|------------------|--------------------|----------|-------------|------------|---------------|------------|--|
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | |
| 2025 | 2025-660100147 | CHAPMAN, CAROL A | 10 | 120,050 | 2000 | 8,774 | 977.00 | |
| 2024 | 2024-660100147 | CHAPMAN, CAROL A | 10 | 129,219 | 1000 | 9,773 | 1,038.00 | |
| 2023 | 2023-660100147 | CHAPMAN, CAROL A | 10 | 115,118 | 1000 | 9,773 | 1,030.00 | |
| 2022 | 2022-660100147 | CHAPMAN, CAROL A | 10 | 116,258 | 1000 | 9,774 | 1,025.00 | |
| 2021 | 2021-660100147 | CHAPMAN, CAROL A | 10 | 96,398 | 1000 | 9,460 | 1,000.00 | |
| 2020 | 2020-660100147 | CHAPMAN, CAROL A | 10 | 92,319 | 1000 | 9,155 | 983.00 | |
| 2019 | 2019-660100147 | CHAPMAN, CAROL A | 10 | 75,592 | 0 | 8,315 | 863.00 | |
| 2018 | 2018-660100147 | CHAPMAN, CAROL A | 10 | 2,020 | 0 | 222 | 24.00 | |
| 2017 | 2017-660100147 | WELCH, CARRIE LYNN | 10 | 2,020 | 0 | 222 | 25.00 | |



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| Lot Data | Square-Foot - NBHD 4040 #1 | Primary Image |
|--|----------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value | | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 1.5 - Low |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Metal |
| Base/Total Area | 1,200 / 1,200 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 1,200 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2019 / 5 |



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| 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 | |

| Cost Approach | | | | Manual : 01/2025 | |
|---------------|-----------|--------------------|---|------------------|--|
| Base Cost | 81.83 | Total Misc Impr | + | 0 | |
| Roofing Adj | + 4.45 | Garage Cost | + | | |
| Subfloor Adj | + 0.00 | Total RCN | = | 127,056 | |
| Heat/Cool Adj | + 9.69 | Depreciation (5%) | - | 6,353 | |
| Plumbing Adj | + 9.91 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 120,703 | |
| Adj Base Cost | = 105.88 | Lot Value | + | | |
| Total Area | x 1,200 | Indicated Value | = | 120,703 | |
| Adjusted Cost | = 127,056 | Value Per SqFt | | 100.59 | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 120,703 | | |
| Lot Value | | | |
| Indicated Value | 120,703 | 100.59 | Per SqFt |
| Agland Value | 2,352 | | |
| Site Improvements | 1,622 | | |
| Total Value | 124,677 | 103.90 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|-------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |



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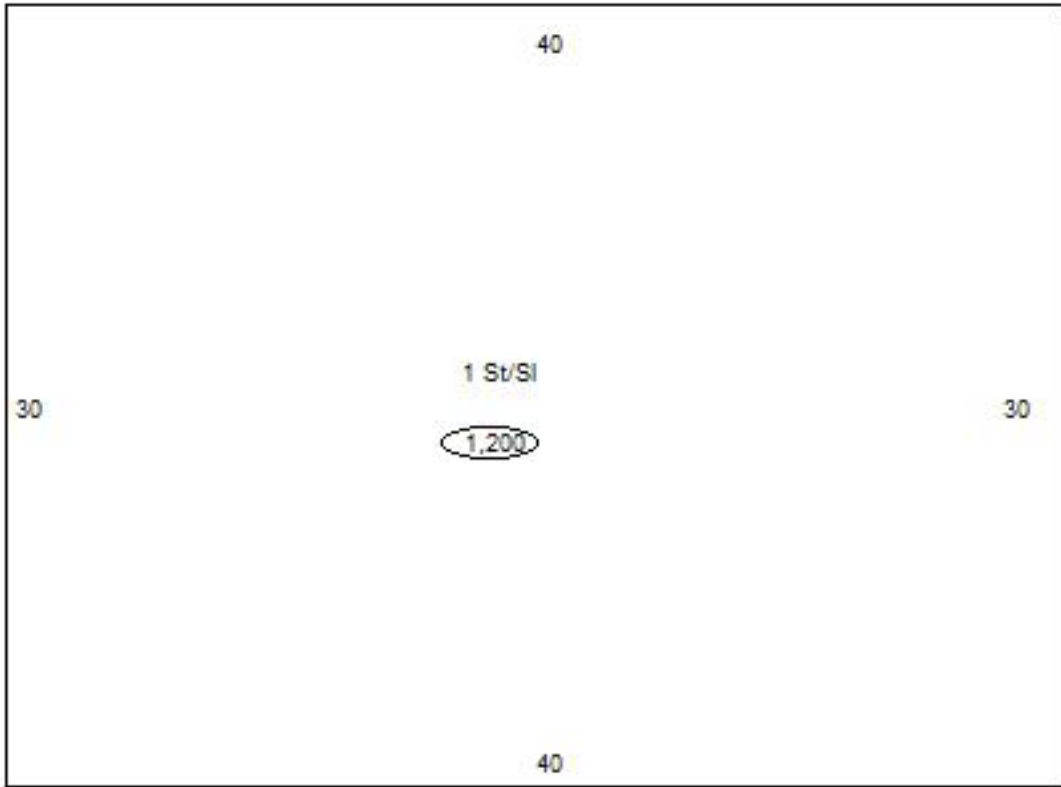
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 10 | 1 St/Sl | 1,200 | 1.000 | 1,200 |
| Total Building Area | | | | | | 1,200 | | 1,200 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|-------------------|--------------|----------------|-------|--------------|--------------------------|
|  | STF | STG FAIR | | | | |
| | Qual | 2 | Cond | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) |
| Base Cost (4.68 x) | | | | | | |
|  | STF | STG FAIR | | | | 160 |
| | Qual | 2 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (80% Phys/ % Func) |
| Base Cost (4.68 x 160) 749 | | | | 749 | 599 | 150 |
|  | LF | LOAFING SHED | | | | 192 |
| | Qual | 2 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (10% Phys/ % Func) |
| Base Cost (4.26 x 192) 818 | | | | 818 | 82 | 736 |
|  | LF | LOAFING SHED | | | | 192 |
| | Qual | 2 | Cond 3 | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (10% Phys/ % Func) |
| Base Cost (4.26 x 192) 818 | | | | 818 | 82 | 736 |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| TAA | TALOKA SILT LOAM 0-1% SLO | IMP PST | 84 | | | 10.000 | 235 | 235 | 2,352 | 2,352 |
| IMP PST Totals | | | | | | 10.000 | | | 2,352 | 2,352 |
| Total Agland | | | | | | 10.000 | | | 2,352 | 2,352 |