



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:21:02  
Page 1

Assessment Data					Primary Image				
<b>Account</b> 660104904 <b>Parcel ID</b> 23N15E-01-4-00000-002-0000 <b>Cadastral ID</b> 01-23-15-00140 <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> 333096 ALBERTSON, CHARLES W & PHYLLIS  7850 S 4130 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 07850 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 1 / 23 / 15 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\06082021\IMG_0006.JPG 6/8/2021</p>				
<b>Legal Description</b> Lat/Long: 36.49781380 -95.65114766									
A 209' X 209' TR IN SE/C NE SE SE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R21	R22- NEW 91 ADDRESS	01/2021	06/2021	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000	/	HART, MELVIN EARL	08/17/2020	10,000	19
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>
Remove Cap	2020		Land Value 28,216	28,216	11%	3,104	Assessed	19,724	2,133.77
Year Frozen			Improvements 185,111	151,096		16,620	Penalty	0	
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00
TIF Project ID	0		<b>Total Value</b> 213,327	179,312		19,724	<b>Total Taxable</b>	18,724	2,040.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660104904	ALBERTSON, CHARLES W & PHYLLIS			10	207,512	1000	18,150	1,977.00
2024	2024-660104904	ALBERTSON, CHARLES W & PHYLLIS			10	190,383	1000	17,592	1,857.00
2023	2023-660104904	ALBERTSON, CHARLES W & PHYLLIS			10	165,844	1000	17,051	1,787.00
2022	2022-660104904	ALBERTSON, CHARLES W & PHYLLIS			10	159,319	1000	16,525	1,724.00
2021	2021-660104904	ALBERTSON, CHARLES W & PHYLLIS			10	22,000	0	2,420	252.00



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Date 04/18/2026  
Time 10:21:02  
Page 2

Lot Data		Square-Foot - NBHD 4030 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	43,409.00 x .65 = 28,216	
Factor Value		
Adjustments	1.0000	
Lot Value	28,216	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	864
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,296 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	275,548	318.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	116.47	Total Misc Impr	+	12,937	
Roofing Adj	+ 5.42	Garage Cost	+	48,393	
Subfloor Adj	+ -2.52	Total RCN	=	181,530	
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	-	7,261	
Plumbing Adj	+ 7.11	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	174,269	
Adj Base Cost	= 139.12	Lot Value	+	28,216	
Total Area	x 864	Indicated Value	=	202,485	
Adjusted Cost	= 120,200	Value Per SqFt		234.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,269		
Lot Value	28,216		
Indicated Value	202,485	234.36	Per SqFt
Agland Value			
Site Improvements	10,842		
Total Value	213,327	246.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151156	21x16		336	25.87		8,692
PRCH	Slab Porch - Covered	151157	25x6		150	26.46		3,969
PATO	Slab Porch - Open	151158	6x4		24	11.48		276
SHLT	UG BEHIND SFR			1	1	0.00		



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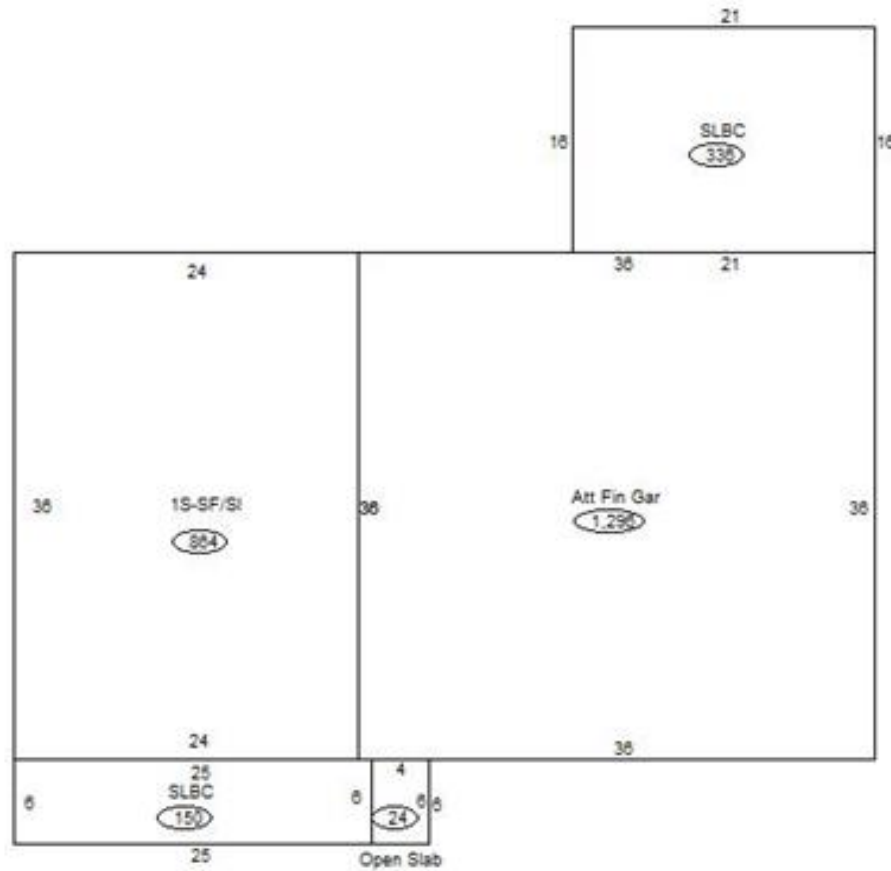
Date 04/18/2026

Time 10:21:02

Page 3

### Sketch Image

660104904



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	864	1.000	864
2	G	5		13	Att Fin Gar	1,296	1.000	1,296
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PATO		13	Open Slab	24	1.000	24
<b>Total Building Area</b>						864		864



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Date 04/18/2026  
 Time 10:21:02  
 Page 4

660104904

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	18x10x8	Concrete	Formed Metal	180	
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (27.07 x 180)		4,873	4,873	487	4,386	
PCPT	Carport - Portable	18x25x8	Concrete	Formed Metal	450	
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.26 x 450)		2,817	2,817	197	2,620	
WODO	Wood Deck - Open	10x10x0	Plank		100	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (27.10 x 100)		2,710	2,710	271	2,439	
PCPT	Carport - Portable	12x20x8	Concrete	Formed Metal	240	
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (6.26 x 240)		1,502	1,502	105	1,397	