



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	660105210								
Parcel ID	23N14E-03-4-00000-002-0000								
Cadastral ID	03-23-14-00220								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	345642								
ROBINSON, MADISON & CODY									
7820 S 4050 RD TALALA OK 74080-0000									
Parcel Location									
Situs	07820 S 4050 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.34 - Acres						
Sec/Twn/Rng	3 / 23 / 14 / 4								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.49748831 -95.79557573									
TR DESC 2022-011317 AS COMM SE/C SEC; N01.0706W 440.01' TO POB; S88.5802W 660.63'; N01.1137W 219.96'; N88.5750E 660.92'; S01 0706E 220' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 316	R23 NEW SFR 1916 SQ FT	07/2022	04/2023	285,000					
R22 317	R23 NEW DTCH ACC BLDG 30X30	07/2022	04/2023	30,000					
S22	S23 SPLIT	07/2022	04/2023						
A22	A23- SPLIT/911 ADDRESS ASSIGNED	06/2021	04/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	GRIFFIN, JOSEPH	10/12/2024	297,000	YES					
/	MCCOY, AARON & BONNIE M	06/30/2022	0	4					
/	LEWIS, BRANDON & SYDNEY	02/15/2022	150,000	YES					
/	KISTLER, DANNY	04/01/2021	110,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2025	Land Value	94,334	94,334	11%	10,377	Assessed	33,651 3,640.42	
Year Frozen		Improvements	211,700	211,576		23,274	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	306,034	305,910		33,651	Total Taxable	32,651 3,546.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105210	ROBINSON, MADISON & CODY	10	297,000	1000	31,670	3,440.00		
2024	2024-660105210	GRIFFIN, JOSEPH	10	281,311	1000	26,639	2,804.00		
2023	2023-660105210	GRIFFIN, JOSEPH	10	35,000	0	3,850	400.00		
2022	2022-660105210	GRIFFIN, JOSEPH	10	33,618	0	3,698	383.00		
2021	2021-660105210	LEWIS, BRANDON & SYDNEY	10	1,680	0	185	20.00		



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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	151,160.00 x .44 = 66,104	
Factor Value		
Adjustments	1,4271	
Lot Value	94,334	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,379 / 1,379
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,379
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	603 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	206,720
Lot Value	94,334
Indicated Value	301,054
Agland Value	218.31 Per SqFt
Site Improvements	4,980
Total Value	306,034
	221.92 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.11	Total Misc Impr	+	9,643			
Roofing Adj	+ 4.62	Garage Cost	+	19,875			
Subfloor Adj	+ -1.21	Total RCN	=	210,939			
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	4,219			
Plumbing Adj	+ 7.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	206,720			
Adj Base Cost	= 131.56	Lot Value	+	94,334			
Total Area	x 1,379	Indicated Value	=	301,054			
Adjusted Cost	= 181,421	Value Per SqFt		218.31			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156837	260		260	23.38		6,079
PRCH	Slab Porch - Covered	156838	15x10		150	23.76		3,564



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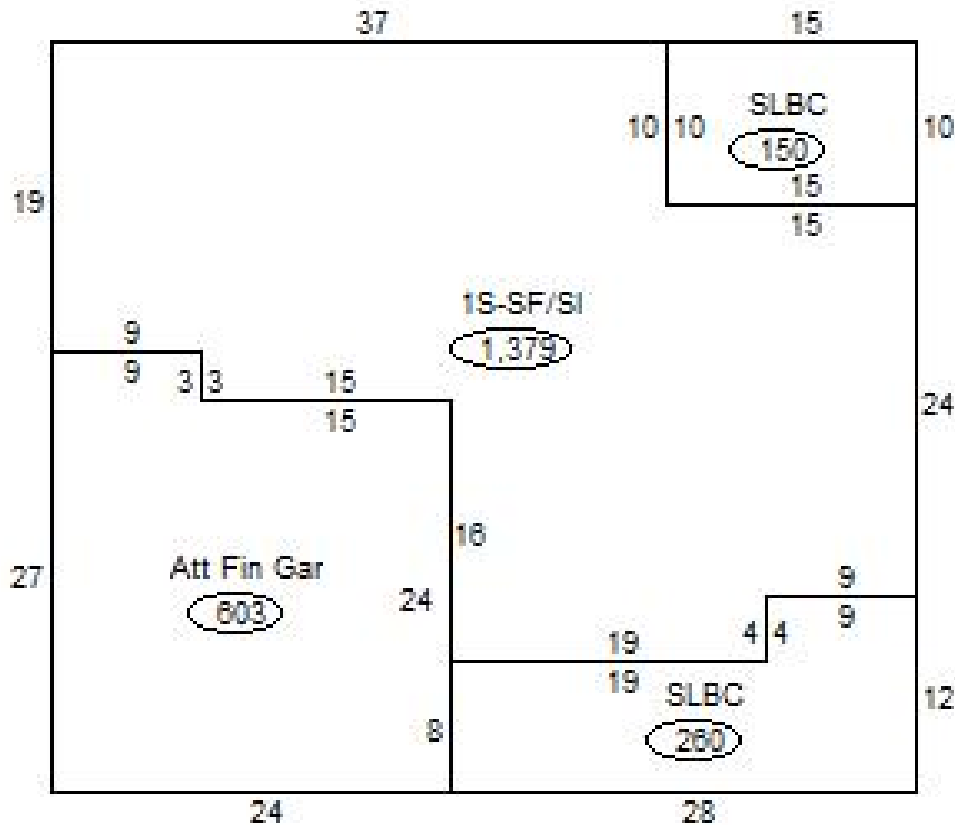
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,379	1.000	1,379
2	G	5		20	Att Fin Gar	603	1.000	603
3	M	PRCH		20	SLBC	260	1.000	260
4	M	PRCH		20	SLBC	150	1.000	150
Total Building Area						1,379		1,379



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		11x26x0			286
	Qual 3	Cond 3	Year 2023	Eff Age		
	Valuation Summary Base Cost (9.36 x 286) 2,677		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	WODC Wood Deck - Covered		4x11x0			44
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (52.34 x 44) 2,303		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD