



# 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	660105895													
Parcel ID	24N14E-35-3-00000-001-0000													
Cadastral ID	35-24-14-00160													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	335620													
MARTIN, PHILLIP COLE & COURTNEY RENAE														
2812 E 340 RD TALALA OK 74080-0000														
<b>Parcel Location</b>														
Situs	02812 E 340 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	35 / 24 / 14 / 3													
Neighborhood	4040 - TALALA AREA WEST OF LAKE													
School District	S004 - OOLOGAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.52405671 -95.77980736														
TR COMM NE/C SEC; TH S88.5614W 660.13' TO POB; S01.1924E 658 61'; S88.5558W 659.96'; N01.2018W 658.67'; N88.5614E 660.13' 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>R21 000373</td> <td>R23- NEW 1891 SQ FT SFR</td> <td>09/2021</td> <td>07/2022</td> <td>255,285</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000373	R23- NEW 1891 SQ FT SFR	09/2021	07/2022	255,285
Number	Description	Opened	Closed	Amount										
R21 000373	R23- NEW 1891 SQ FT SFR	09/2021	07/2022	255,285										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	HOLLY, CLAY	07/30/2021	80,000	YES										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2022	Land Value	101,922	101,922	11%	Assessed	33,591	3,633.93						
Year Frozen		Improvements	225,606	203,455		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-94.00						
TIF Project ID	0	Total Value	327,528	305,377		Total Taxable	32,591	3,540.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660105895	MARTIN, PHILLIP COLE & COURTNEY RENAE	10	299,390	0	32,613	3,528.00							
2024	2024-660105895	MARTIN, PHILLIP COLE & COURTNEY RENAE	10	312,187	0	31,060	3,253.00							
2023	2023-660105895	MARTIN, PHILLIP COLE & COURTNEY RENAE	10	70,000	0	7,700	801.00							
2022	2022-660105895	MARTIN, PHILLIP COLE & COURTNEY RENAE	10	70,000	0	7,700	797.00							
2021	2021-660105895	MARTIN, PHILLIP COLE & COURTNEY RENAE	10	1,862	0	197	21.00							



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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> 9.9491 <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> 433,382.00 x .24 = 101,922 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 101,922		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	1,850 / 1,850
<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>	1,850
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	744 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

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>	86.53	<b>Total Misc Impr</b>	+ 10,292				
<b>Roofing Adj</b>	+ 3.96	<b>Garage Cost</b>	+ 23,448				
<b>Subfloor Adj</b>	+ -1.06	<b>Total RCN</b>	= 230,210				
<b>Heat/Cool Adj</b>	+ 11.24	<b>Depreciation ( 2%)</b>	- 4,604				
<b>Plumbing Adj</b>	+ 5.53	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 225,606				
<b>Adj Base Cost</b>	= 106.20	<b>Lot Value</b>	+ 101,922				
<b>Total Area</b>	x 1,850	<b>Indicated Value</b>	= 327,528				
<b>Adjusted Cost</b>	= 196,470	<b>Value Per SqFt</b>	177.04				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	225,606		
<b>Lot Value</b>	101,922		
<b>Indicated Value</b>	327,528	177.04	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	327,528	177.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159457	24x12		288	22.82		6,572
PRCH	Slab Porch - Covered	159458	16x10		160	23.25		3,720



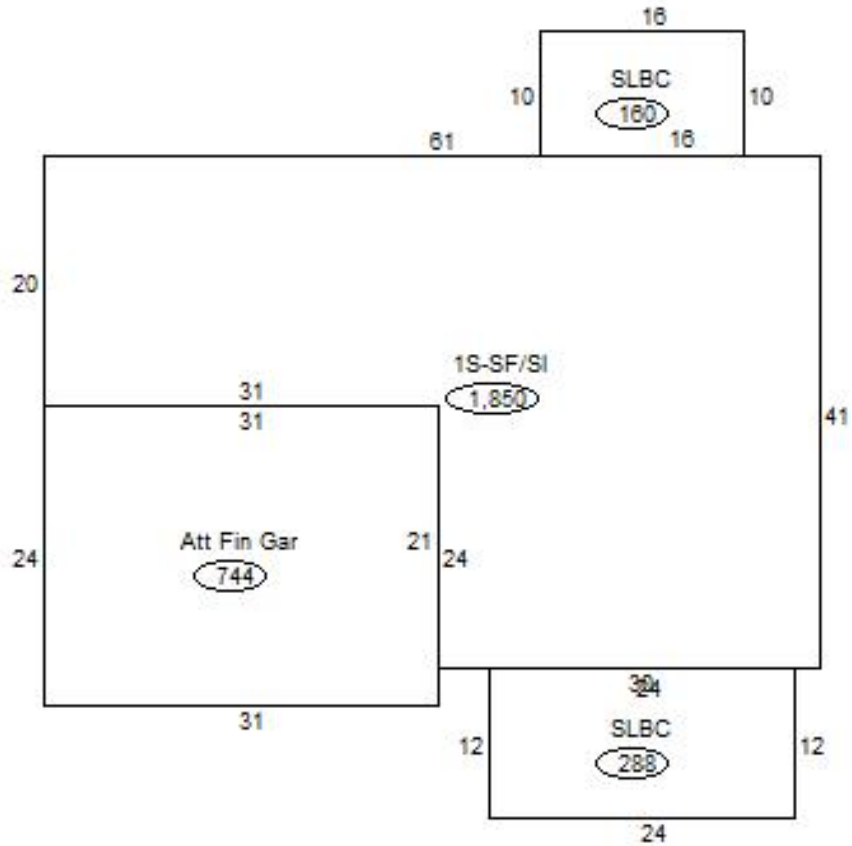
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Sketch Image

660105895



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,850	1.000	1,850
2	G	5		20	Att Fin Gar	744	1.000	744
3	M	PRCH		20	SLBC	288	1.000	288
4	M	PRCH		20	SLBC	160	1.000	160
<b>Total Building Area</b>						1,850		1,850