



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:48:17  
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Assessment Data				Primary Image																																																						
<b>Account</b> 660106424 <b>Parcel ID</b> 23N15E-01-4-00000-004-0000 <b>Cadastral ID</b> 01-23-15-00123 <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> 341114 BALLARD, STUART K & KAYLA BALLARD & TALISA BALLARD 7350 S 4130 RD TALALA OK 74080-0000																																																										
<b>Parcel Location</b> <b>Situs</b> 07350 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.02 - Acres <b>Sec/Twn/Rng</b> 1 / 23 / 15 / 4 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS																																																										
<b>Legal Description</b> Lat/Long: 36.50569002 -95.65201841				<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>R23 252</td> <td>R24 NEW SFR 2856 SQ FT</td> <td>08/2023</td> <td>02/2025</td> <td>430,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 252	R24 NEW SFR 2856 SQ FT	08/2023	02/2025	430,000																																							
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Lot Data		Square-Foot - NBHD 4030 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.0316	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	132,057.00 x .46 = 61,328	
Factor Value		
Adjustments	1.0000	
Lot Value	61,328	



660106424\_001.JPG 2/6/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,665 / 2,665
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,665
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	750 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted 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	367,524
Lot Value	61,328
Indicated Value	428,852
Agland Value	160.92 Per SqFt
Site Improvements	
Total Value	428,852
	160.92 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	94.95	Total Misc Impr	+	21,683
Roofing Adj	+ 4.99	Garage Cost	+	34,980
Subfloor Adj	+ -3.34	Total RCN	=	375,024
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	-	7,500
Plumbing Adj	+ 8.39	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	367,524
Adj Base Cost	= 119.46	Lot Value	+	61,328
Total Area	x 2,665	Indicated Value	=	428,852
Adjusted Cost	= 318,361	Value Per SqFt		160.92

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	163330	30x10		300	28.47		8,541
PRCH	Porch	163331	345		345	28.33		9,774
PRCH	Porch	163332	15x6		90	29.24		2,632
PRCH	Porch	166051	5x5		25	29.45		736



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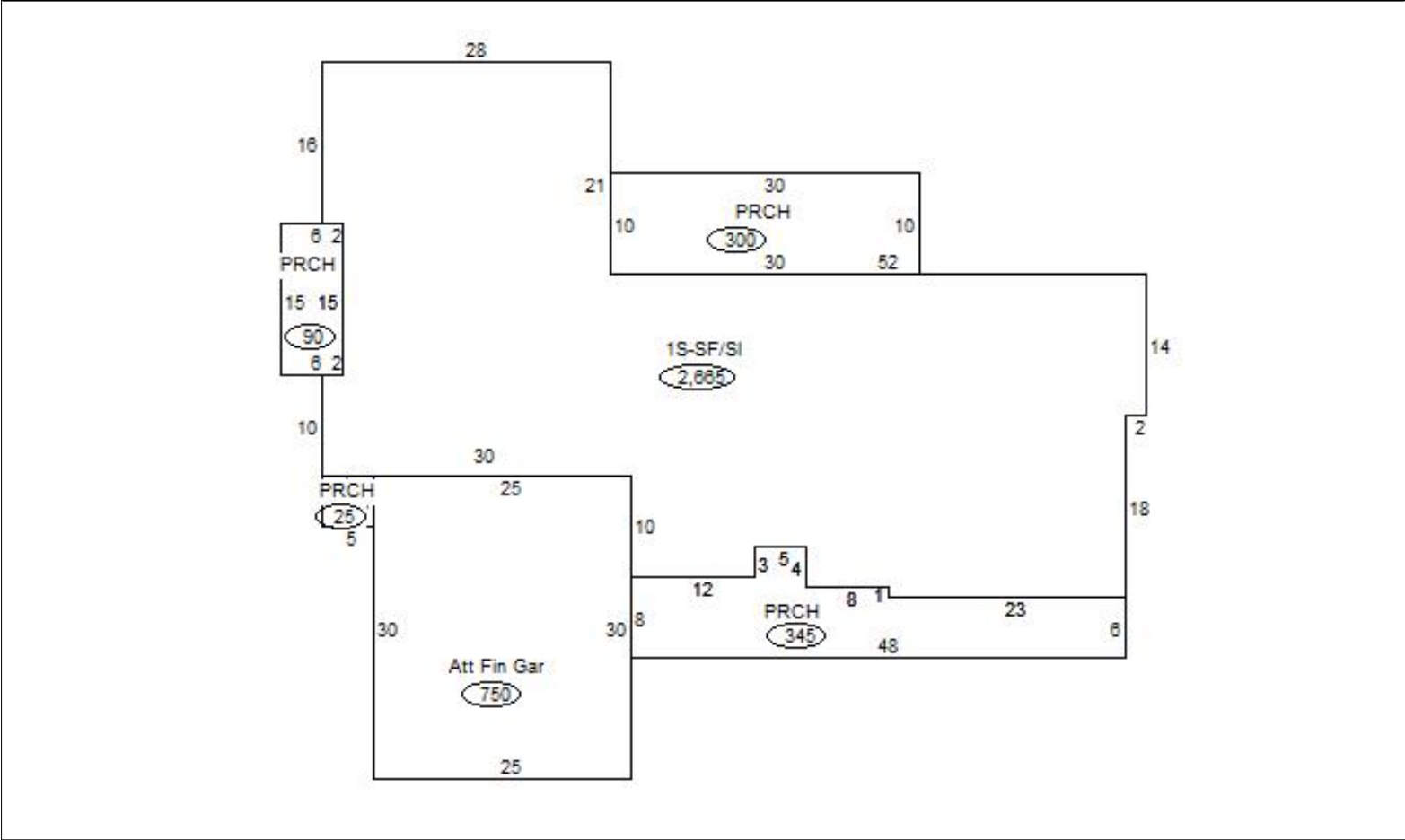
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### Sketch Image

660106424



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	750	1.000	750
2	M	PRCH		20	PRCH	300	1.000	300
3	M	PRCH		20	PRCH	345	1.000	345
4	M	PRCH		20	PRCH	90	1.000	90
5	R	1	Slab	20	1S-SF/SI	2,665	1.000	2,665
6	M	PRCH		20	PRCH	25	1.000	25
<b>Total Building Area</b>						2,665		2,665