



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 660106495 Parcel ID 24N15E-13-1-00000-001-0000 Cadastral ID 13-24-15-00311 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337498 WILSON, BAILEY & KOREY L 3602 S 4130 RD TALALA OK 74080-0000 Parcel Location Situs 03602 S 4130 RD Subdivision Lot/Block 0000 / 0000 Parcel Size 19.97 - Acres Sec/Twn/Rng 13 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS									
Legal Description Lat/Long: 36.55886576 -95.65344246									
S 538' N 1020' E 1617' SE					Building Permits				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	LEACH, LOYD D & JUSTINA L	12/15/2021	237,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2022		Land Value 1,938	1,938	11%	213	Assessed	27,114	2,933.23
Year Frozen			Improvements 261,524	244,558		26,901	Penalty	0	
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value 263,462	246,496		27,114	Total Taxable	27,114	2,933.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106495	WILSON, BAILEY & KOREY L			10	239,317	0	26,325	2,848.00
2024	2024-660106495	WILSON, BAILEY & KOREY L			10	253,688	0	26,386	2,764.00
2023	2023-660106495	WILSON, BAILEY & KOREY L			10	232,888	0	25,618	2,664.00
2022	2022-660106495	WILSON, BAILEY & KOREY L			10	232,888	0	25,618	2,652.00



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,419 / 2,413
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

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	87.91	Total Misc Impr	+ 0				
Roofing Adj	+ 3.33	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 276,264				
Heat/Cool Adj	+ 14.18	Depreciation (26%)	- 71,829				
Plumbing Adj	+ 9.07	Lump Sums	+ 40,343				
Basement Adj	+ 0.00	RCNLD	= 244,778				
Adj Base Cost	= 114.49	Lot Value	+ 0				
Total Area	x 2,413	Indicated Value	= 244,778				
Adjusted Cost	= 276,264	Value Per SqFt	101.44				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	244,778
Lot Value	
Indicated Value	244,778
Agland Value	1,938
Site Improvements	16,746
Total Value	263,462
	109.18 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	97645	20x8		160	31.01		4,962
WODC	WOOD DECK - COVERED	97647	542		542	32.73		17,740
WODC	WOOD DECK - COVERED	97648	539		539	32.73		17,641



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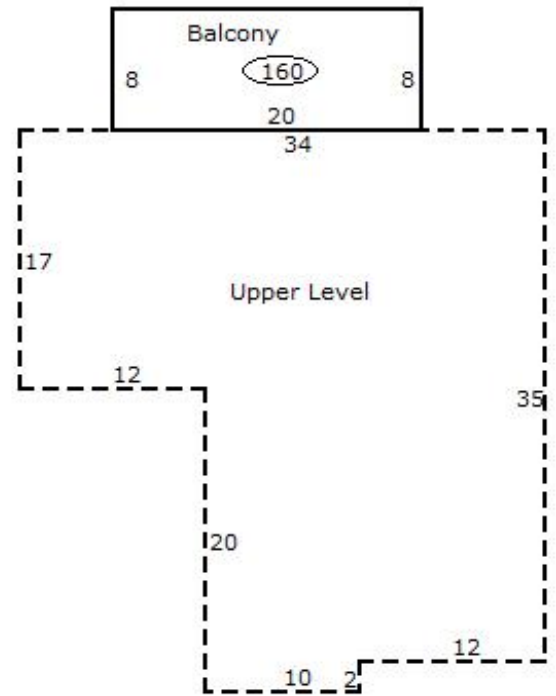
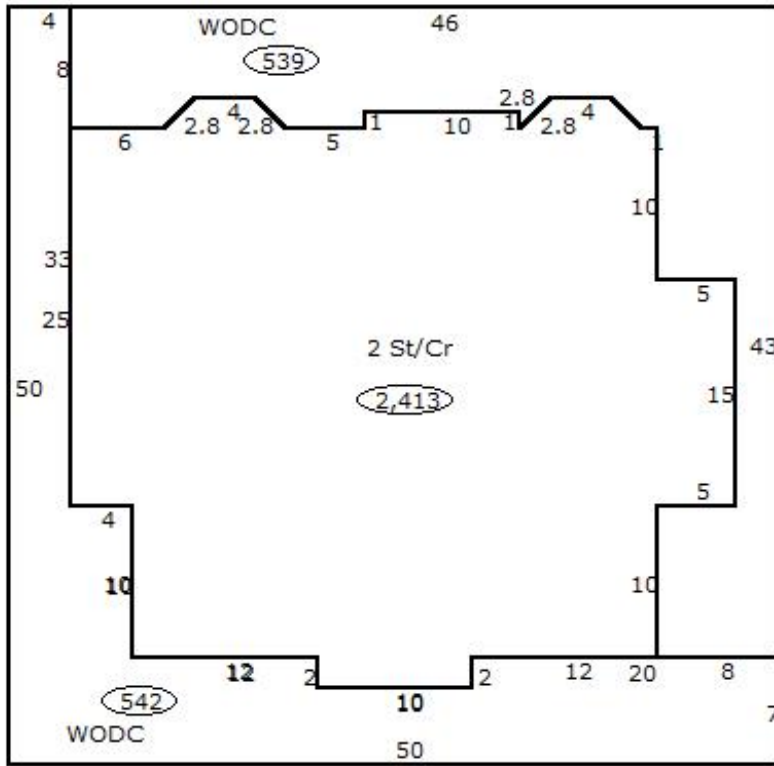
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,419	1.700	2,413
2	M	BALW		13	Balcony	160	1.000	160
3	U	^UL	Overhang	13	Upper Level	994	1.000	994
4	M	WODC		13	WODC	542	1.000	542
5	M	WODC		13	WODC	539	1.000	539
Total Building Area						1,419		2,413



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			900	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 900)		9,432		9,432	472	8,960
	LF	LOAFING SHED	0x0x0			228	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 228)		971		971	97	874
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	2,304	6,912
	CP	CARPORT DIRT	0x0x0			960	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 960)		3,360		3,360	3,360	



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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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			7.000	81	81	567	567
SUB	SUMMIT SILTY CLAY LOAM 1-	TMBR	78			7.970	140	140	1,119	1,119
TMBR Totals						14.970			1,686	1,686
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.000	108	108	108	108
SO	SOGN SOILS	NTV PST	15			4.000	36	36	144	144
NTV PST Totals						5.000			252	252
Total Agland						19.970			1,938	1,938