



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	660106537													
Parcel ID	23N15E-04-3-00000-001-0000													
Cadastral ID	04-23-15-00426													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	337203													
EATON, DEWAYNE & MARANDA														
6255 E 360 RD TALALA OK 74080-0000														
Parcel Location														
Situs	06201 E 360 RD													
Subdivision														
Lot/Block	/	Parcel Size 7.4 - Acres												
Sec/Twn/Rng	4 / 23 / 15 / 3													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.49797822 -95.71766662														
W2 W2 SE SW LESS E 165' S 686.40' THEREOF.														
Building Permits														
<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>R22 004</td> <td>R23 NEW SFR 1500 SQ FT</td> <td>01/2022</td> <td>06/2022</td> <td>216,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 004	R23 NEW SFR 1500 SQ FT	01/2022	06/2022	216,000
Number	Description	Opened	Closed	Amount										
R22 004	R23 NEW SFR 1500 SQ FT	01/2022	06/2022	216,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	EATON, MARANDA	12/23/2021	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap		Land Value	779	779	11%	86	Assessed	20,682	2,237.41					
Year Frozen		Improvements	199,717	187,238		20,596	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	200,496	188,017		20,682	Total Taxable	20,682	2,237.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660106537	EATON, DEWAYNE & MARANDA			10	182,541	0	20,080	2,172.00					
2024	2024-660106537	EATON, DEWAYNE & MARANDA			10	191,011	0	20,756	2,174.00					
2023	2023-660106537	EATON, DEWAYNE & MARANDA			10	183,191	0	20,151	2,095.00					
2022	2022-660106537	EATON, DEWAYNE & MARANDA			10	81,536	0	7,599	787.00					



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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments	0.0000		
Lot Value			



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-6-30\IMG_0003.JF 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	0
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,604	133.74	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	84.32	Total Misc Impr	+	8,080	
Roofing Adj	+ 4.44	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	166,030	
Heat/Cool Adj	+ 10.30	Depreciation (3%)	-	4,981	
Plumbing Adj	+ 6.24	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	161,049	
Adj Base Cost	= 105.30	Lot Value	+		
Total Area	x 1,500	Indicated Value	=	161,049	
Adjusted Cost	= 157,950	Value Per SqFt		107.37	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,049		
Lot Value			
Indicated Value	161,049	107.37	Per SqFt
Agland Value	779		
Site Improvements	38,668		
Total Value	200,496	133.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154174	50x8		400	20.20		8,080



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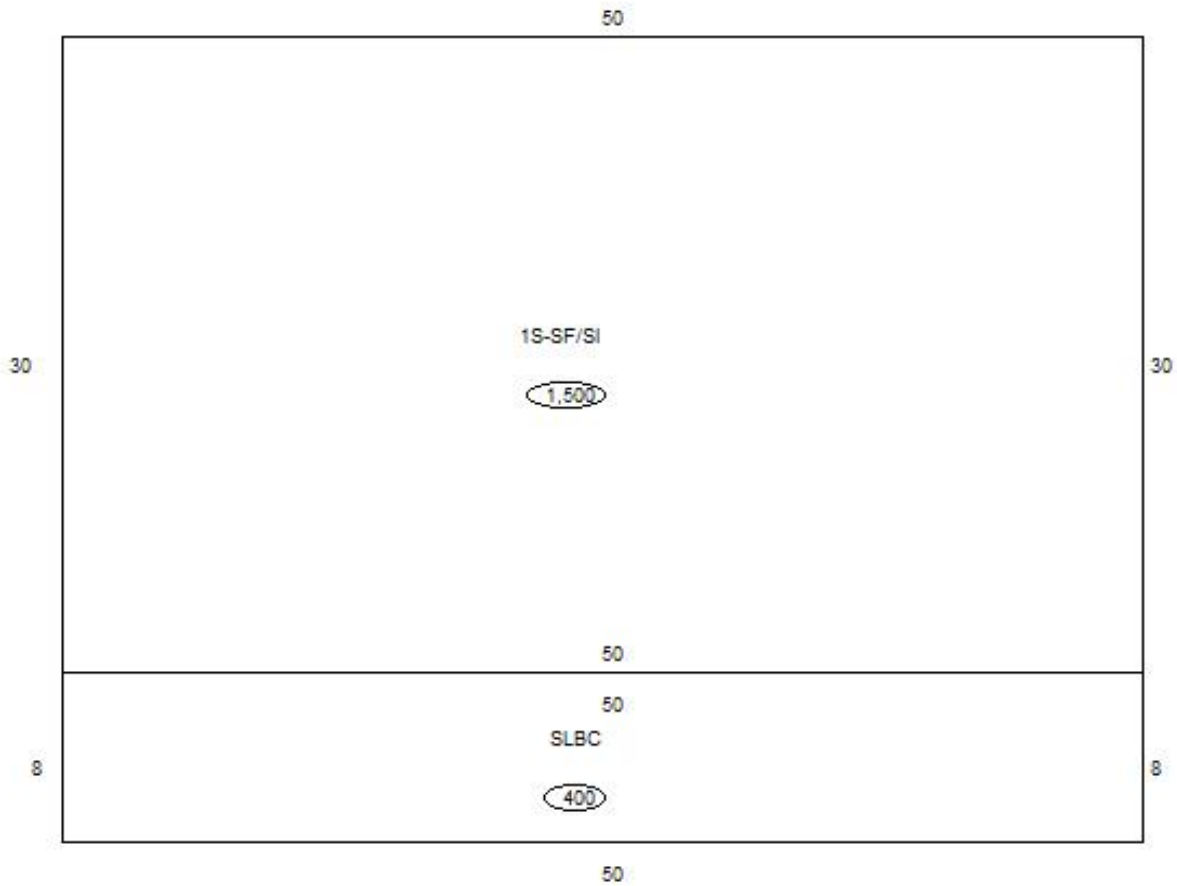
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,500	1.000	1,500
2	M	PRCH		10	SLBC	400	1.000	400
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	2	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (31.84 x 1,200) 38,208		Modifier Total		RCN 38,208	Depr (% Phys/ % Func)	RCNLD 38,208
	LF	LOAFING SHED	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 360) 1,534		Modifier Total		RCN 1,534	Depr (70% Phys/ % Func) 1,074	RCNLD 460



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			5.170	72	72	372	372
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			2.230	182	182	407	407
NTV PST Totals						7.400			779	779
Total Agland						7.400			779	779