



# 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	660106754				<p>660106754 01/28/25</p> <p>660106754_001.JPG 2/6/2025</p>				
Parcel ID	24N15E-29-2-00000-001-0000								
Cadastral ID	29-24-15-00410								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	340365								
WOOD, BRANDON L & NATALIE N									
5313 S 4080 RD TALALA OK 74080-0000									
<b>Parcel Location</b>									
Situs	05313 S 4080 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	29 / 24 / 15 / 2								
Neighborhood	4040 - TALALA AREA WEST OF LAKE								
School District	S004 - OOLOGAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.53530175 -95.73946310									
TR DESC 2022-018473 AS AS BEG NW/C S2 NW; S01.2259E 329.73'; N88.5246E 660'; N01.2259W 329.73'; S88.5246W 660' TO POB.									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
R23 365	R24 NEW DTCH ACC BLDG 30X50	11/2023	04/2024	47,000					
R22 471	R23 NEW SFR 2200 SQ FT	11/2022	07/2023	359,584					
A22	R23	09/2022	11/2022						
<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					
/	WOOD, BRANDON L & NATALIE N	11/09/2022	0	4					
/	WOOD, THOMAS L &	03/28/2022	90,000	YES					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2023	Land Value	1,002	1,002	11%	Assessed	39,038	4,223.19	
Year Frozen		Improvements	371,610	353,890		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-94.00	
TIF Project ID	0	Total Value	372,612	354,892		Total Taxable	38,038	4,129.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106754	WOOD, BRANDON L & NATALIE N	10	344,556	1000	36,900	4,006.00		
2024	2024-660106754	WOOD, BRANDON L & NATALIE N	10	332,391	1000	35,563	3,738.00		
2023	2023-660106754	WOOD, BRANDON L & NATALIE N	10	1,002	110		2.00		
2022	2022-660106754	WOOD, BRANDON L & NATALIE N	10	4,153	0	457	47.00		



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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	<p>660106754_001.JPG 2/6/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,244 / 2,244
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,244
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.37	Total Misc Impr	+ 22,161	Roofing Adj	+ 5.14	Garage Cost	+ 25,548
Subfloor Adj	+ -3.33	Total RCN	= 335,188	Heat/Cool Adj	+ 14.18	Depreciation ( 2%)	- 6,704
Plumbing Adj	+ 5.75	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 328,484
Adj Base Cost	= 128.11	Lot Value	+ 328,484	Total Area	x 2,244	Indicated Value	= 328,484
Adjusted Cost	= 287,479	Value Per SqFt	146.38				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,484		
Lot Value			
Indicated Value	328,484	146.38	Per SqFt
Agland Value	1,002		
Site Improvements	43,126		
Total Value	372,612	166.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157662	264		264	28.02		7,397
PRCH	Slab Porch - Covered	157663	202		202	28.21		5,698
FPPF	Fireplace - Prefabricated			1	1	5,828.19		5,828
GENR	Generator - Residential Standby			1	1	3,237.92		3,238





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x12	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year	2024	Eff Age 2
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.64 x 1,500)	44,460	44,460	1,334	43,126



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.500	192	192	288	288
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			.760	182	182	139	139
<b>NTV PST Totals</b>						2.260			427	427
DBC	DENNIS-BATES COMPLEX 2-5%	CLT LND	60			2.720	210	210	571	571
DBC	DENNIS-BATES COMPLEX 2-5%	CLT LND	60			.020	210	210	4	4
<b>CLT LND Totals</b>						2.740			575	575
<b>Total Agland</b>						5.000			1,002	1,002