



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 660106759 Parcel ID 24N15E-20-4-00000-001-0000 Cadastral ID 20-24-15-01510 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 338134 TREADWELL, CHRISTIAN DANIEL 4554 S 4087 RD TALALA OK 74080-0000 Parcel Location Situs 04554 S 4087 RD Subdivision Lot/Block / Parcel Size 1.2 - Acres Sec/Twn/Rng 20 / 24 / 15 / 4 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660106759_003.JPG 10/1/2024</p>																																																	
Legal Description Lat/Long: 36.54520574 -95.72745905																																																						
TR DESC 2022-007408 AS COMM NE/C N2 NW SE; S01.2517E 384.12' TO POB; S01.2517E 265.63' TO A POINT 10.28' NORTH OF SE/C N2 NW SE; S88.1508W 199.89'; N01.0847W 120.07'; N04.0709E 155.71'; S82.02030E 48.44'; N88.5102E 136.44' TO POB.					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>S22</td> <td>SPLIT</td> <td>05/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22	SPLIT	05/2022	09/2022																																				
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	SHLT	STORM SHELTER	0x0x0			
	Qual	Cond	Year	Eff Age		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
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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	6 Mobile Home 80 x 32
Condition	3 - Average
Quality	2.9 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	2,560 / 2,560
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

660106759	09/30/24
660106759_005.JPG	10/1/2024

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	29.86	Total Misc Impr	+		0
Roofing Adj	+ 2.26	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		96,563
Heat/Cool Adj	+ 1.65	Depreciation (58%)	-		56,007
Plumbing Adj	+ 3.95	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		40,556
Adj Base Cost	= 37.72	Lot Value	+		
Total Area	x 2,560	Indicated Value	=		40,556
Adjusted Cost	= 96,563	Value Per SqFt			15.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	40,556		
Lot Value			
Indicated Value	40,556	15.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	40,556	15.84	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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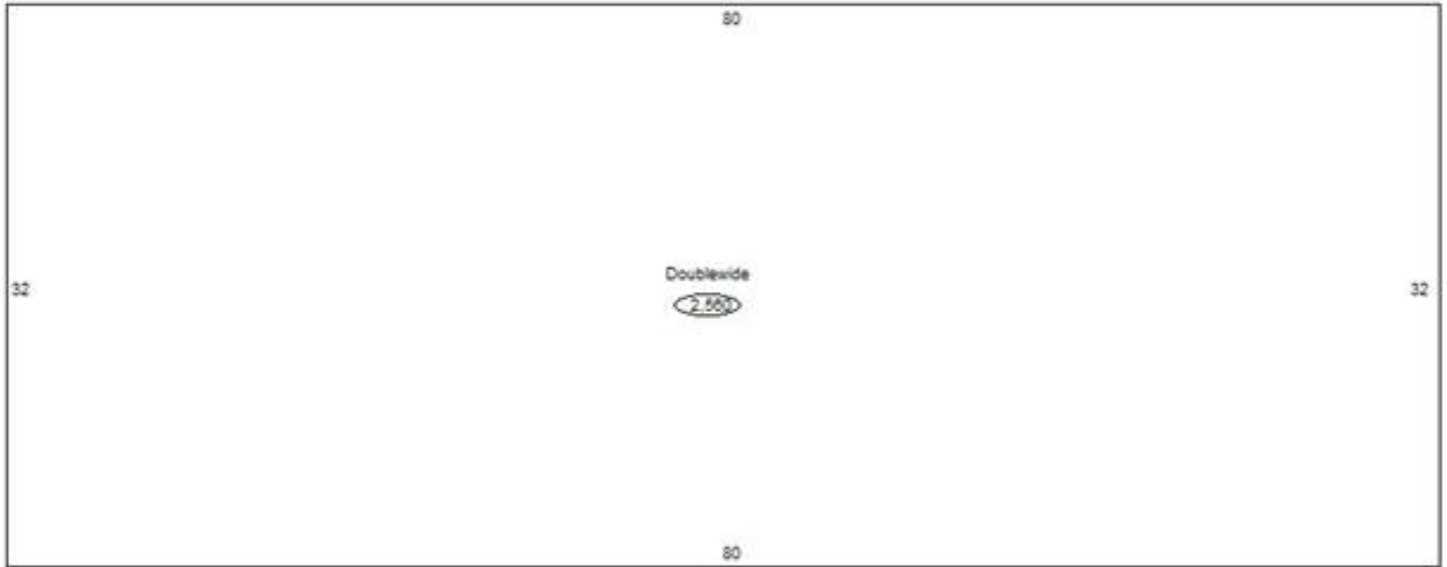
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,560	1.000	2,560
Total Building Area						2,560		2,560



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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
							0	0	0	0
Totals						0.000			0	0
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76				182	182	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0