



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image				
Account	660107063				<p>\\tsclient\A\TOMMY DUNLAP\New folder (337)\IMG_0033.JPG 2/22/2024</p>				
Parcel ID	23N14E-03-4-00000-004-0000								
Cadastral ID	03-23-14-00222								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	339035								
THOMAS, ANDREW J & BRITTANY M									
7900 S 4050 RD TALALA OK 74080-0000									
Parcel Location									
Situs	07900 S 4050 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.34 - Acres						
Sec/Twn/Rng	3 / 23 / 14 / 4								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.49686766 -95.79556727									
TR DESC 2022-011319 AS COMM SE/C SEC; N01.0706W 220.01' TO POB; S88.5812W 660.34'; N01.1137W 219.97'; N88.5802E 660.63'; S01 0706E 220' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 271	R24 NEW SFR 2400 SQ FT	08/2023	04/2024	382,375					
S22	S23 SPLIT	07/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MCCOY, AARON & BONNIE M	07/21/2022	0	4					
/	MCCOY, AARON & BONNIE M	06/30/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap		Land Value	64,675	64,675	11%	7,114	Assessed	37,548 4,062.00	
Year Frozen		Improvements	277,590	276,673		30,434	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	342,265	341,348		37,548	Total Taxable	36,548 3,968.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107063	THOMAS, ANDREW J &	10	333,200	1000	35,455	3,850.00		
2024	2024-660107063	THOMAS, ANDREW J &	10	349,367	0	35,393	3,707.00		
2023	2023-660107063	THOMAS, ANDREW J &	10	65,263	0	3,883	403.00		
2022	2022-660107063	THOMAS, ANDREW J &	10	33,618	0	3,698	383.00		



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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	145,443.00 x .44 = 64,675	
Factor Value		
Adjustments	1.0000	
Lot Value	64,675	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,400
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2024 / 2



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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	

Cost Approach				Manual : 01/2025			
Base Cost	82.86	Total Misc Impr	+ 12,601				
Roofing Adj	+ 4.48	Garage Cost	+ 23,094				
Subfloor Adj	+ -1.01	Total RCN	= 283,255				
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 5,665				
Plumbing Adj	+ 5.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 277,590				
Adj Base Cost	= 103.15	Lot Value	+ 64,675				
Total Area	x 2,400	Indicated Value	= 342,265				
Adjusted Cost	= 247,560	Value Per SqFt	142.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,590		
Lot Value	64,675		
Indicated Value	342,265	142.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,265	142.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159654	60x5		300	23.25		6,975
PRCH	Slab Porch - Covered	159655	30x8		240	23.44		5,626



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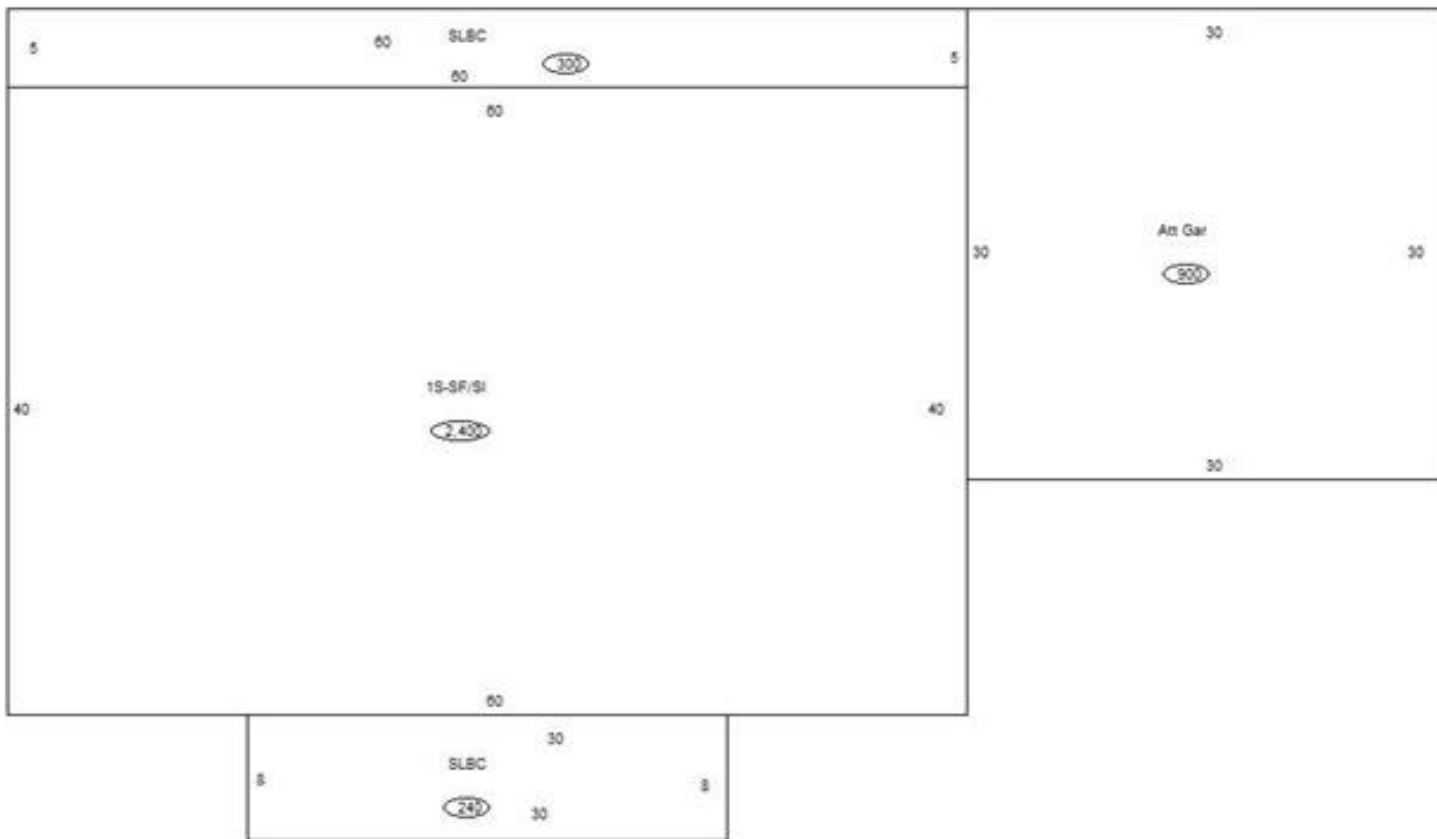
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### Sketch Image

660107063



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,400	1.000	2,400
2	M	PRCH		10	SLBC	300	1.000	300
3	M	PRCH		10	SLBC	240	1.000	240
4	G	1		10	Att Gar	900	1.000	900
<b>Total Building Area</b>						<b>2,400</b>		<b>2,400</b>