



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																					
<b>Account</b> 660107726 <b>Parcel ID</b> 24N16E-20-3-00000-001-0000 <b>Cadastral ID</b> 20-24-16-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 345335 ENGLAND, ERIC ANTHONY & STEPHANIE SUZANNE  10450 E LOU RIDGE RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 10450 E LOU RIDGE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.05 - Acres <b>Sec/Twn/Rng</b> 20 / 24 / 16 / 3 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660107726_001.JPG 7/26/2024</p>																																																																					
<b>Legal Description</b> Lat/Long: 36.54172376 -95.62859603 TR DESC 2024-011392 AS COMM SW/C SW' N88.0943E 1316.72'; N88 1426E 329.46' TO POB; N57.1414E 329.84'; N28.3045W 301.09'; S88 0943W 173.03'; N38.0701W 160.51'; S01.2513W 751.01'; N40.5741W 588 40'; S85.2300E 482.15'; S07.5837E 838.08'; S37.5144E 700.20' TO POB.																																																																										
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size  
Lot Count  
Units Buildable  
Non-Ag Acres 0  
Topography  
Street Access  
Utilities  
Amenities LAND QUALITY  
  
Method Units-Buildable  
Base Lot Value  
Factor Value  
Adjustments  
Lot Value



660107726 07/26/24  
660107726\_001.JPG 7/26/2024

### Residential Data

Type 1 Single Family Residence  
Condition 3 - Average  
Quality 5 - Very Good  
Architecture TRAD TRADITIONAL  
Style 100% One Story  
Exterior Wall 90% Veneer, Masonry 10% Veneer, Stone  
Base/Total Area 3,072 / 3,072  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 3,072  
Fixture/RghIn /  
Bed/F/H Bath 4 / 3.0 /  
Basement Area  
Garage Type 928 Attached Garage - Finished  
Remodel  
Year/Eff Age 2024 / 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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	547,991		
Lot Value			
Indicated Value	547,991	178.38	Per SqFt
Agland Value	712		
Site Improvements			
Total Value	548,703	178.61	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	117.95	Total Misc Impr	+	48,757
Roofing Adj	+ 6.24	Garage Cost	+	58,586
Subfloor Adj	+ -4.26	Total RCN	=	553,520
Heat/Cool Adj	+ 18.08	Depreciation ( 2%)	-	11,070
Plumbing Adj	+ 7.22	Lump Sums	+	5,541
Basement Adj	+ 0.00	RCNLD	=	547,991
Adj Base Cost	= 145.24	Lot Value	+	
Total Area	x 3,072	Indicated Value	=	547,991
Adjusted Cost	= 446,177	Value Per SqFt		178.38

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,662.69		5,663
FPPF	Fireplace - Prefabricated	0		1	1	7,431.58		7,432
PRCH	Porch	160636	224		224	35.48		7,948
PRCH	Porch	160637	830		830	33.39		27,714
BALW	Balcony - Wood	160642	18x8		144	38.48		5,541



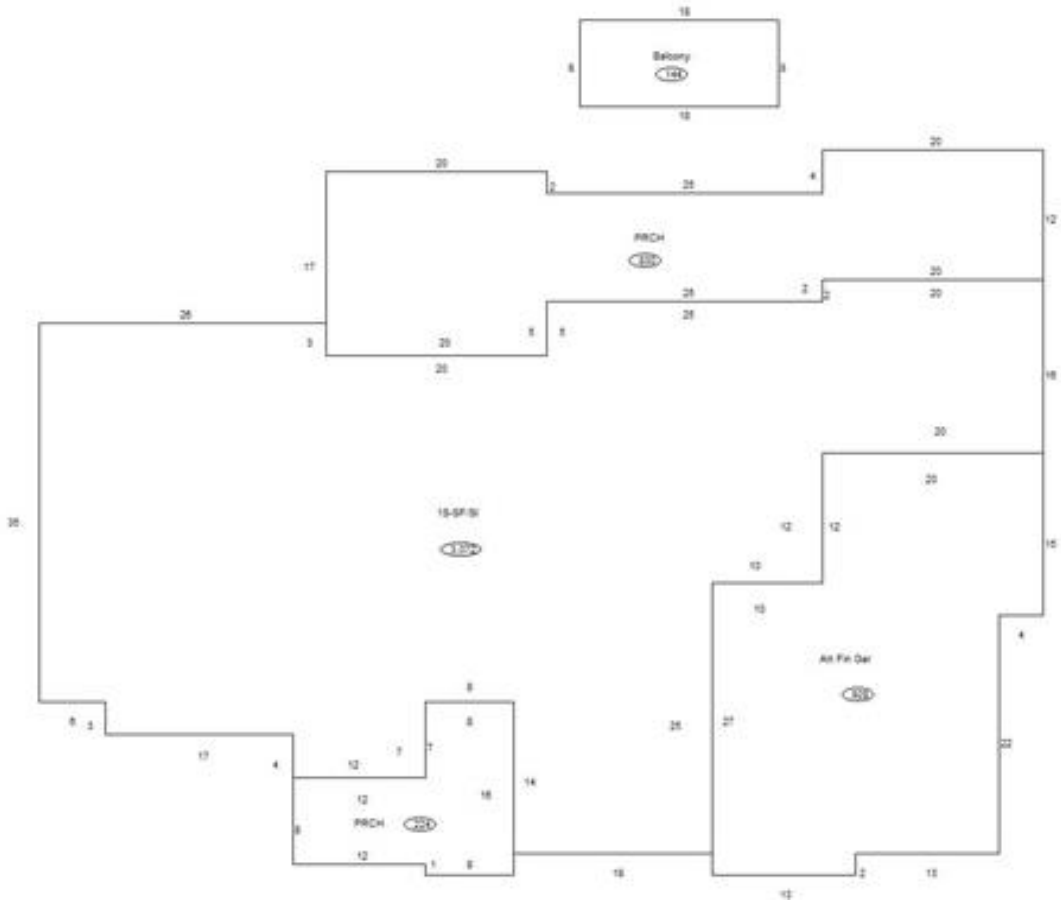
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Sketch Image

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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	3,072	1.000	3,072
2	G	5		10	Att Fin Gar	928	1.000	928
3	M	PRCH		10	PRCH	224	1.000	224
4	M	PRCH		10	PRCH	830	1.000	830
5	M	BALW		10	Balcony	144	1.000	144
<b>Total Building Area</b>						<b>3,072</b>		<b>3,072</b>



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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	TMBR	30			3.490	54	54	188	188
RS	ROUGH STONY LAND	TMBR	20			2.560	36	36	92	92
<b>TMBR Totals</b>						6.050			280	280
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			4.000	108	108	432	432
<b>NTV PST Totals</b>						4.000			432	432
<b>Total Agland</b>						10.050			712	712