



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 660107727 Parcel ID 24N16E-20-3-00000-002-0000 Cadastral ID 20-24-16-00620 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 342514 POLLOCK, JAMES BRYANT & JACKLIN 14325 N 56TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 10438 E LOU RIDGE RD Subdivision Lot/Block / Parcel Size 10.1 - Acres Sec/Twn/Rng 20 / 24 / 16 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS | | | | | <p>660107727_003.JPG 12/26/2024</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.54122714 -95.63154749 TR DESC 2023-001016 AS COMM SW/C SW; N88.0943E 879.44' TO POB; N28.2951W 679.89'; S87.5202W 571.50'; N01.3349W 526.38'; N87.5202E 489.52'; S28.2951E 1268.41'; S88.0943W 184.61' TO POB. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | 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>R23 100</td> <td>R24 NEW SFR 2517 SQ FT</td> <td>04/2023</td> <td>12/2023</td> <td>275,000</td> </tr> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>03/2023</td> <td>04/2023</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R23 100 | R24 NEW SFR 2517 SQ FT | 04/2023 | 12/2023 | 275,000 | S23 | S24 SPLIT | 03/2023 | 04/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R23 100 | R24 NEW SFR 2517 SQ FT | 04/2023 | 12/2023 | 275,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S23 | S24 SPLIT | 03/2023 | 04/2023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>455</td> <td>455</td> <td>11%</td> <td>50</td> <td>Assessed</td> <td>47,129 5,098.49</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>440,842</td> <td>427,996</td> <td></td> <td>47,079</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>441,297</td> <td>428,451</td> <td></td> <td>47,129</td> <td>Total Taxable</td> <td>46,129 5,004.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | Remove Cap | 2024 | Land Value | 455 | 455 | 11% | 50 | Assessed | 47,129 5,098.49 | Year Frozen | | Improvements | 440,842 | 427,996 | | 47,079 | Penalty | 0 | Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -94.00 | TIF Project ID | 0 | Total Value | 441,297 | 428,451 | | 47,129 | Total Taxable | 46,129 5,004.00 | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>ADVANCED HOMES INC</td> <td>09/06/2023</td> <td>650,000</td> <td>21</td> </tr> <tr> <td>/</td> <td>ADVANCED LAND ACQUISITION LLC</td> <td>03/30/2023</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>ADVANCED HOMES INC</td> <td>01/19/2023</td> <td>0</td> <td>4</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | ADVANCED HOMES INC | 09/06/2023 | 650,000 | 21 | / | ADVANCED LAND ACQUISITION LLC | 03/30/2023 | 0 | 4 | / | ADVANCED HOMES INC | 01/19/2023 | 0 | 4 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2024 | Land Value | 455 | 455 | 11% | 50 | Assessed | 47,129 5,098.49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 440,842 | 427,996 | | 47,079 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -94.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 441,297 | 428,451 | | 47,129 | Total Taxable | 46,129 5,004.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | ADVANCED HOMES INC | 09/06/2023 | 650,000 | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | ADVANCED LAND ACQUISITION LLC | 03/30/2023 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | ADVANCED HOMES INC | 01/19/2023 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660107727</td> <td>POLLOCK, JAMES BRYANT &</td> <td>10</td> <td>415,972</td> <td>1000</td> <td>44,757</td> <td>4,856.00</td> </tr> <tr> <td>2024</td> <td>2024-660107727</td> <td>POLLOCK, JAMES BRYANT &</td> <td>10</td> <td>414,986</td> <td>1000</td> <td>44,648</td> <td>4,690.00</td> </tr> <tr> <td>2023</td> <td>2023-660107727</td> <td>POLLOCK, JAMES BRYANT &</td> <td>10</td> <td>455</td> <td>0</td> <td>50</td> <td>5.00</td> </tr> </tbody> </table> | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660107727 | POLLOCK, JAMES BRYANT & | 10 | 415,972 | 1000 | 44,757 | 4,856.00 | 2024 | 2024-660107727 | POLLOCK, JAMES BRYANT & | 10 | 414,986 | 1000 | 44,648 | 4,690.00 | 2023 | 2023-660107727 | POLLOCK, JAMES BRYANT & | 10 | 455 | 0 | 50 | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660107727 | POLLOCK, JAMES BRYANT & | 10 | 415,972 | 1000 | 44,757 | 4,856.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660107727 | POLLOCK, JAMES BRYANT & | 10 | 414,986 | 1000 | 44,648 | 4,690.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660107727 | POLLOCK, JAMES BRYANT & | 10 | 455 | 0 | 50 | 5.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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

| Residential Data | |
|------------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4.5 - Good |
| Architecture | TRAD TRADITIONAL |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 85% Veneer, Masonry 15% Frame, Siding, Wood |
| Base/Total Area | 2,160 / 2,529 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,160 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / 2.0 |
| Basement Area | |
| Garage Type | 817 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2023 / 2 |

| | |
|-------------------|------------|
| 660107727 | 11/12/24 |
| 660107727_003.JPG | 12/26/2024 |

| 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 | 108.06 | Total Misc Impr | + 27,795 | | | | |
| Roofing Adj | + 5.31 | Garage Cost | + 48,576 | | | | |
| Subfloor Adj | + -3.86 | Total RCN | = 419,126 | | | | |
| Heat/Cool Adj | + 17.03 | Depreciation (2%) | - 8,383 | | | | |
| Plumbing Adj | + 8.99 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 410,743 | | | | |
| Adj Base Cost | = 135.53 | Lot Value | + 410,743 | | | | |
| Total Area | x 2,529 | Indicated Value | = 410,743 | | | | |
| Adjusted Cost | = 342,755 | Value Per SqFt | 162.41 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 410,743 | | |
| Lot Value | | | |
| Indicated Value | 410,743 | 162.41 | Per SqFt |
| Agland Value | 455 | | |
| Site Improvements | 30,099 | | |
| Total Value | 441,297 | 174.49 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | Slab Porch - Covered | 158372 | 250 | | 250 | 34.72 | 8,680 |
| PRCH | Slab Porch - Covered | 158373 | 336 | | 336 | 34.37 | 11,548 |
| FPR1 | Fireplace - Residential 1 Story | | 1 | 2023 | 1 | 7,566.76 | 7,567 |
| SHLT | STORM SHELTER (AG) | | 1 | 2023 | 1 | 0.00 | |



Rogers

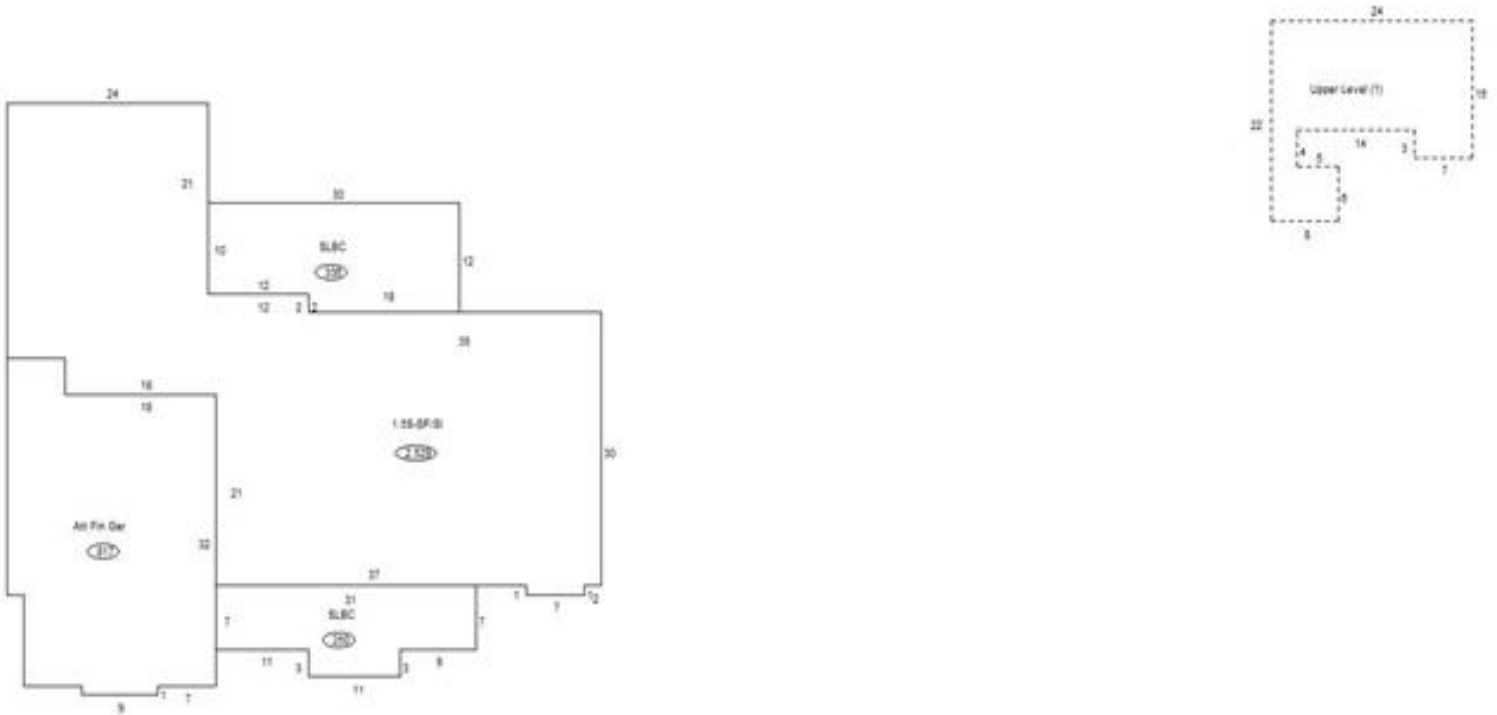
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 5 | Slab | 13 | 1.5S-SF/SI | 2,160 | 1.171 | 2,529 |
| 2 | U | ^UL | | 13 | Upper Level (1) | 369 | 1.000 | 369 |
| 3 | G | 5 | | 13 | Att Fin Gar | 817 | 1.000 | 817 |
| 4 | M | PRCH | | 13 | SLBC | 250 | 1.000 | 250 |
| 5 | M | PRCH | | 13 | SLBC | 336 | 1.000 | 336 |
| Total Building Area | | | | | | 2,160 | | 2,529 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|------|--------------------------|-----------------------|------------|-------------------------------|--------------|
|  | UTIL | Shop Building | 28x30x10 | Concrete | Formed Metal | 840 |
| | Qual | 4 | Cond 4 | Year | 2023 | Eff Age |
| | | Valuation Summary | Modifier Total | RCN | Depr (3% Phys/ % Func) | RCNLD |
| | | Base Cost (36.94 x 840) | 31,030 | 31,030 | 931 | 30,099 |



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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 | | | 5.100 | 54 | 54 | 275 | 275 |
| RS | ROUGH STONY LAND | TMBR | 20 | | | 5.000 | 36 | 36 | 180 | 180 |
| TMBR Totals | | | | | | 10.100 | | | 455 | 455 |
| Total Agland | | | | | | 10.100 | | | 455 | 455 |