



# 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> 660107728 <b>Parcel ID</b> 24N16E-20-3-00000-003-0000 <b>Cadastral ID</b> 20-24-16-00630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 348832 MOWLAVI, KIYAN M & ROBERTA L TRUST  10442 E LOU RIDGE RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 10442 E LOU RIDGE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.11 - 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																																																						
<b>Legal Description</b> Lat/Long: 36.54153090 -95.63059965										<b>Building Permits</b> <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 206</td> <td>R24 NEW DTCH ACC BLDG 30X42</td> <td>07/2023</td> <td>12/2023</td> <td>23,000</td> </tr> <tr> <td>R23 070</td> <td>R24 NEW SFR 2200 SQ FT</td> <td>03/2023</td> <td>07/2023</td> <td>180,000</td> </tr> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>02/2023</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 206	R24 NEW DTCH ACC BLDG 30X42	07/2023	12/2023	23,000	R23 070	R24 NEW SFR 2200 SQ FT	03/2023	07/2023	180,000	S23	S24 SPLIT	02/2023	05/2023																					
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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 9.7302 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 5  <b>Method</b> Square-Foot <b>Base Lot Value</b> 423,849.00 x .24 = 100,016 <b>Factor Value</b> -25,004 <b>Adjustments</b> 2.2622 <b>Lot Value</b> 169,694		<p>\\tsclient\T\ROB STUFF\2023-7-26\IMG_0006.JPG 7/26/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Veneer, Stone
<b>Base/Total Area</b>	2,232 / 2,232
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,232
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	789 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.30	<b>Total Misc Impr</b>	+ 21,967	<b>Roofing Adj</b>	+ 5.14	<b>Garage Cost</b>	+ 36,063
<b>Subfloor Adj</b>	+ -3.33	<b>Total RCN</b>	= 348,346	<b>Heat/Cool Adj</b>	+ 14.18	<b>Depreciation ( 2%)</b>	- 6,967
<b>Plumbing Adj</b>	+ 5.78	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 341,379
<b>Adj Base Cost</b>	= 130.07	<b>Lot Value</b>	+ 169,694	<b>Total Area</b>	x 2,232	<b>Indicated Value</b>	= 511,073
		<b>Value Per SqFt</b>	228.98	<b>Adjusted Cost</b>	= 290,316		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	341,379		
<b>Lot Value</b>	169,694		
<b>Indicated Value</b>	511,073	228.98	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	38,015		
<b>Total Value</b>	549,088	246.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157667	156		156	28.40		4,430
PRCH	Slab Porch - Covered	157668	28x10		280	27.97		7,832
FPR1	Fireplace - Residential 1 Story			1	1	6,301.04		6,301
ODFP	Outdoor Fireplace/Firepit			1	1	3,404.35		3,404





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x30x8	Concrete	Formed Metal	900
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b> Base Cost (36.94 x 900) 33,246		<b>Modifier Total</b>	<b>RCN</b> 33,246	<b>Depr (3% Phys/ % Func)</b> 997	<b>RCNLD</b> 32,249
	LNT0	LEAN-TO	12x30x8	Concrete	Formed Metal	360
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b> Base Cost (18.20 x 360) 6,552		<b>Modifier Total</b>	<b>RCN</b> 6,552	<b>Depr (12% Phys/ % Func)</b> 786	<b>RCNLD</b> 5,766