



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:03:39
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Assessment Data				Primary Image																																	
Account 660107729 Parcel ID 24N16E-20-3-00000-004-0000 Cadastral ID 20-24-16-00640 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345810 HARROD, SCOT H & LAURA R TIFFANY-HARROD 10446 E LOU RIDGE RD TALALA OK 74080-0000 Parcel Location Situs 10446 E LOU RIDGE RD Subdivision Lot/Block / Parcel Size 10.15 - Acres Sec/Twn/Rng 20 / 24 / 16 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS				<p>660107729_001.JPG 10/29/2024</p>																																	
Legal Description Lat/Long: 36.54132187 -95.62925010																																					
TR DESC 2023-001018 AS COMM SW/C SW; N88.0943E 1316.72' TO POB; N34.5750W 451.28'; N18.4309W 984.13'; S88.1157W 119.37'; N01 3217W 133.59'; S85.2300E 482.15'; S07.5837E 838.08'; S37.5144E 700 20'; S88.1426W 329.46' 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>R24 136 S23</td> <td>NEW SFR 2830 SQ FT S24 SPLIT</td> <td>05/2024</td> <td>10/2024</td> <td>325,000</td> </tr> </tbody> </table>				Number	Description	Opened	Closed	Amount	R24 136 S23	NEW SFR 2830 SQ FT S24 SPLIT	05/2024	10/2024	325,000																				
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Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2025	Land Value	333,156	333,156	11%	36,647	Assessed	82,747	8,951.70
Year Frozen		Improvements	419,095	419,095		46,100	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	752,251	752,251		82,747	Total Taxable	82,747	8,952.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107729	HARROD, SCOT H &	10	739,000	0	81,290	8,794.00	
2024	2024-660107729	ADVANCED LAND ACQUISITION LLC	10	528	0	58	6.00	
2023	2023-660107729	ADVANCED LAND ACQUISITION LLC	10	528	0	58	6.00	



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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10.4178 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 453,800.00 x .23 = 106,006 Factor Value Adjustments 3.1428 Lot Value 333,156		

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	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,941 / 2,764
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,941
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	714 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660107729	10/29/24
660107729_001.JPG	10/29/2024

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	

Cost Approach				Manual : 01/2025			
Base Cost	100.39	Total Misc Impr	+ 25,977	Roofing Adj	+ 4.48	Garage Cost	+ 42,515
Subfloor Adj	+ -3.20	Total RCN	= 421,095	Heat/Cool Adj	+ 17.03	Depreciation (2%)	- 8,422
Plumbing Adj	+ 8.87	Lump Sums	+ 6,422	Basement Adj	+ 0.00	RCNLD	= 419,095
Adj Base Cost	= 127.57	Lot Value	+ 333,156	Total Area	x 2,764	Indicated Value	= 752,251
		Value Per SqFt	272.16	Adjusted Cost	= 352,603		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	419,095		
Lot Value	333,156		
Indicated Value	752,251	272.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	752,251	272.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161440	339		339	34.37		11,651
PRCH	Porch	161441	42x10		420	34.11		14,326
BALW	Balcony - Wood	161442	22x8		176	36.49		6,422



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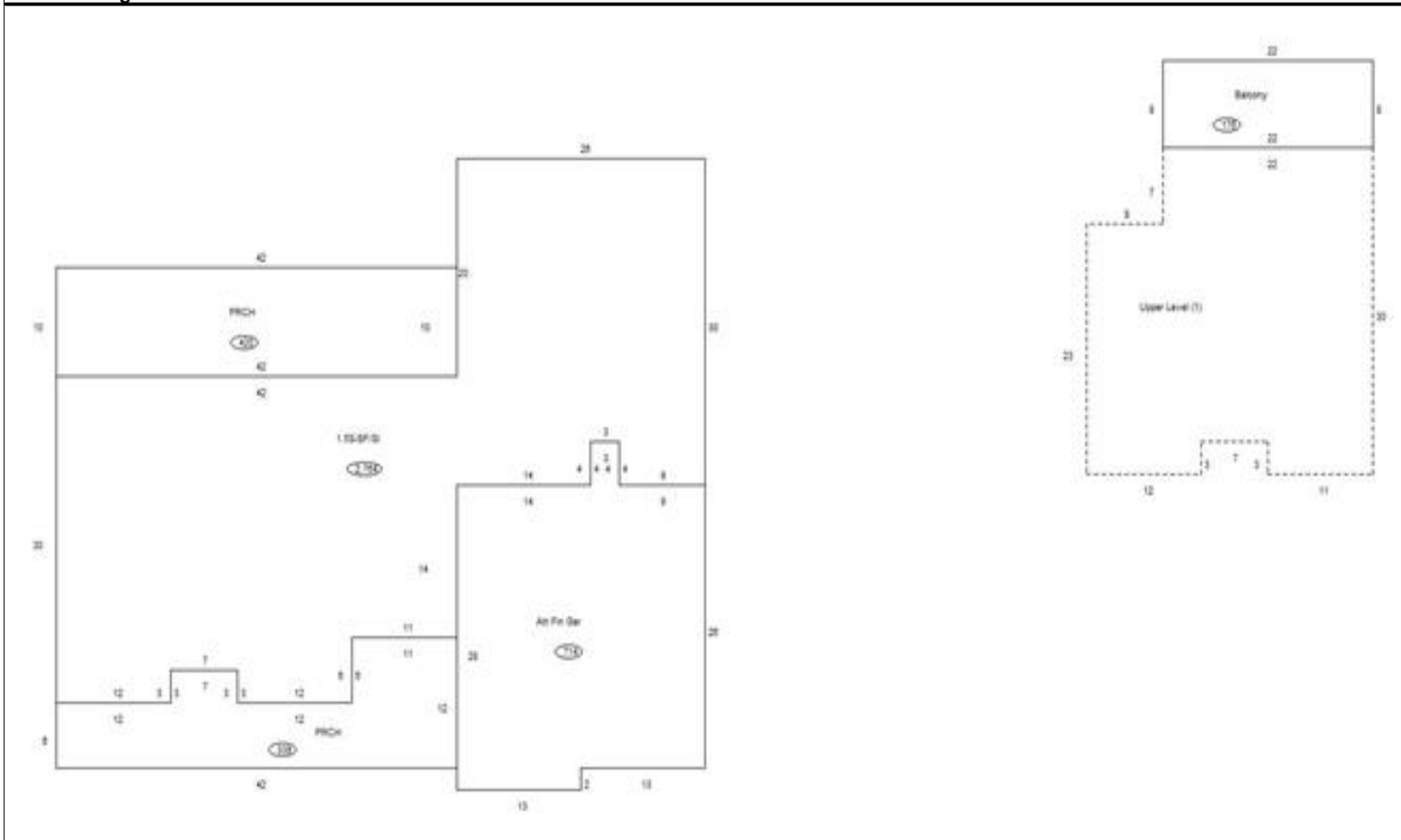
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Sketch Image

660107729



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	1,941	1.424	2,764
2	U	^UL		10	Upper Level (1)	823	1.000	823
3	G	5		10	Att Fin Gar	714	1.000	714
4	M	PRCH		10	PRCH	339	1.000	339
5	M	PRCH		10	PRCH	420	1.000	420
6	M	BALW		10	Balcony	176	1.000	176
Total Building Area						1,941		2,764