



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:12:21
 Page 1

Assessment Data					Primary Image																																																											
Account 660108451 Parcel ID 24N15E-22-4-00000-001-0000 Cadastral ID 22-24-15-00630 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 342641 HICKS, KENNETH & JOY 7795 E 330 RD TALALA OK 74080-0000 Parcel Location Situs 07795 E 330 RD Subdivision Lot/Block / Parcel Size 25.05 - Acres Sec/Twn/Rng 22 / 24 / 15 / 4 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS																																																																
Legal Description Lat/Long: 36.54114877 -95.69178375 E 579.08' SW SE & THAT PT W2 W2 SE SE LESS E 82.50' THEREOF.																																																																
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Date 04/18/2026
Time 11:12:21
Page 2

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



660108451_004.JPG

10/7/2024

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2.5 - Fair
Architecture
Style 100% One Story
Exterior Wall 90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area 1,860 / 1,860
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 1,860
Fixture/RghIn 11 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 682 Attached Garage - Unfinished
Remodel
Year/Eff Age 2007 / 14

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	198,612		
Lot Value			
Indicated Value	198,612	106.78	Per SqFt
Agland Value	5,611		
Site Improvements	31,600		
Total Value	235,823	126.79	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	85.87	Total Misc Impr	+	19,315
Roofing Adj	+ 3.96	Garage Cost	+	17,290
Subfloor Adj	+ -1.05	Total RCN	=	236,443
Heat/Cool Adj	+ 11.24	Depreciation (16%)	-	37,831
Plumbing Adj	+ 7.42	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	198,612
Adj Base Cost	= 107.44	Lot Value	+	
Total Area	x 1,860	Indicated Value	=	198,612
Adjusted Cost	= 199,838	Value Per SqFt		106.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
PRCH	SLAB PORCH - COVERED	47429	35x10		350	22.69		7,942
PRCH	SLAB PORCH - COVERED	47430	32x8		256	22.92		5,868
PATO	SLAB PORCH - OPEN	145773	8x6		48	10.64		511



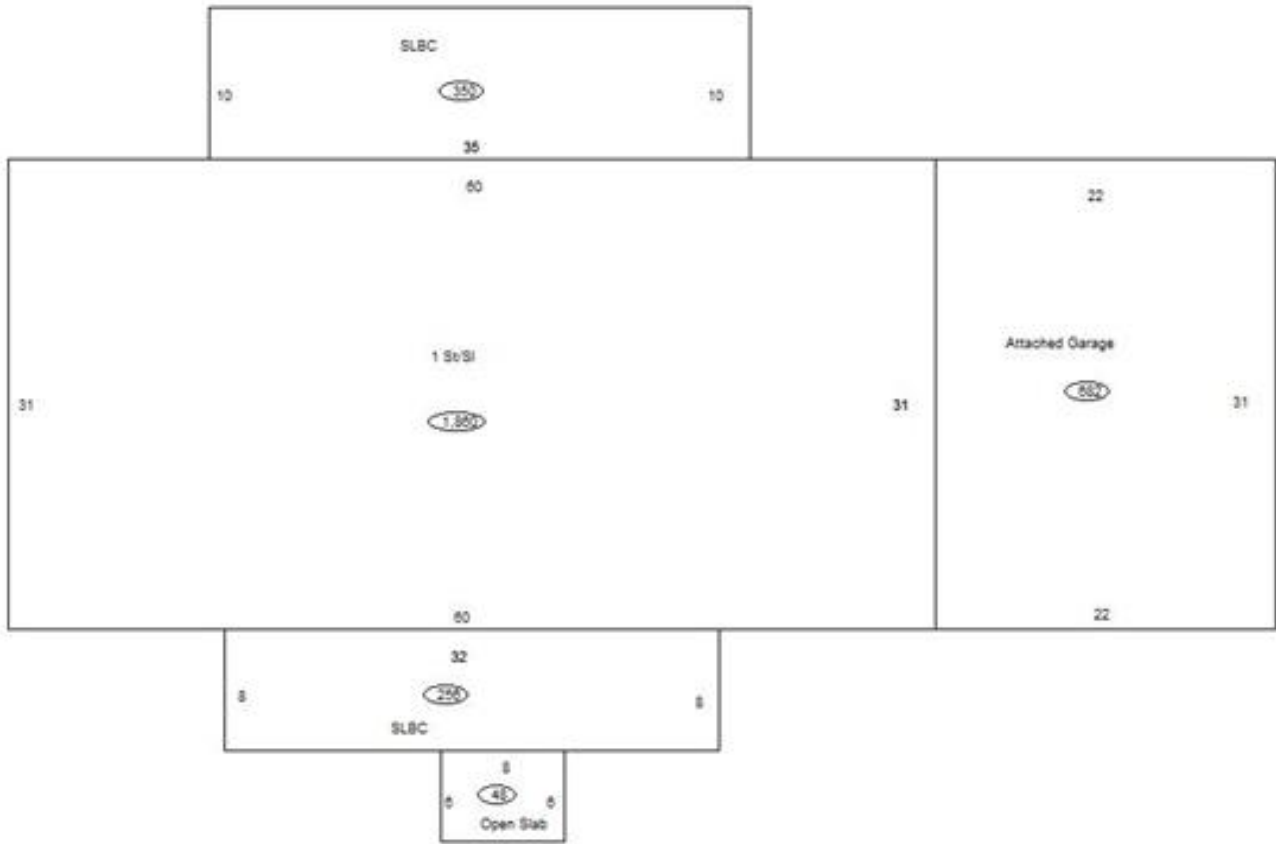
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 Time 11:12:21
 Page 3

Sketch Image

660108451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,860	1.000	1,860
2	G	1		10	Attached Garage	682	1.000	682
3	M	PRCH		10	SLBC	350	1.000	350
4	M	PRCH		10	SLBC	256	1.000	256
5	M	PATO		10	Open Slab	48	1.000	48
Total Building Area						1,860		1,860



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 Page 4

660108451

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	5,445	30,855
	LT	LEAN-TO	0x0x0			300
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 300)		876	876	131	745



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Date 04/18/2026
Time 11:12:21
Page 5

Agland Inventory

660108451

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			25.050	224	224	5,611	5,611
IMP PST Totals						25.050			5,611	5,611
Total Agland						25.050			5,611	5,611