




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																									
Account 660108486 Parcel ID 24N15E-31-1-00000-002-0000 Cadastral ID 31-24-15-00130 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 344265 PERKINS, MARSHALL GARRETT 6130 S 4080 RD TALALA OK 74080-0000 Parcel Location Situs 06130 S 4080 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 31 / 24 / 15 / 1 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS	 <p>660108486_001.JPG 1/30/2025</p>																									
Legal Description Lat/Long: 36.52306350 -95.74282957 S2 N2 NE NE & N2 S2 NE NE	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>S23</td> <td>S24 SPLIT</td> <td>10/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	10/2023	12/2023																
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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	2,520	2,520	11%	277	Assessed	56,273	6,087.70
Year Frozen		Improvements	553,406	509,048		55,996	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	555,926	511,568		56,273	Total Taxable	55,273	5,994.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108486	PERKINS, MARSHALL GARRETT	10	496,668	1000	53,633	5,816.00		
2024	2024-660108486	PERKINS, MARSHALL GARRETT	10	3,066	0	337	36.00		
2023	2023-660108486	HOLLY CONSTRUCTION INC	10	3,066	0	337	35.00		



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities LAND QUALITY

Method Units-Buildable
Base Lot Value
Factor Value
Adjustments
Lot Value



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Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 4 - Good
Architecture TRAD TRADITIONAL
Style 100% One Story
Exterior Wall 100% Veneer, Masonry
Base/Total Area 2,910 / 2,910
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 2,910
Fixture/RghIn 7 /
Bed/F/H Bath 4 / 2.0 /
Basement Area
Garage Type 1,008 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	529,419		
Lot Value			
Indicated Value	529,419	181.93	Per SqFt
Agland Value	2,520		
Site Improvements	23,987		
Total Value	555,926	191.04	Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	104.03	Total Misc Impr	+	118,887
Roofing Adj	+ 5.31	Garage Cost	+	56,218
Subfloor Adj	+ -4.26	Total RCN	=	540,223
Heat/Cool Adj	+ 15.98	Depreciation (2%)	-	10,804
Plumbing Adj	+ 4.41	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	529,419
Adj Base Cost	= 125.47	Lot Value	+	
Total Area	x 2,910	Indicated Value	=	529,419
Adjusted Cost	= 365,118	Value Per SqFt		181.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	167088	4236		4,236	26.39		111,788
FPR1	Fireplace - Residential 1 Story			1	1	7,098.99		7,099



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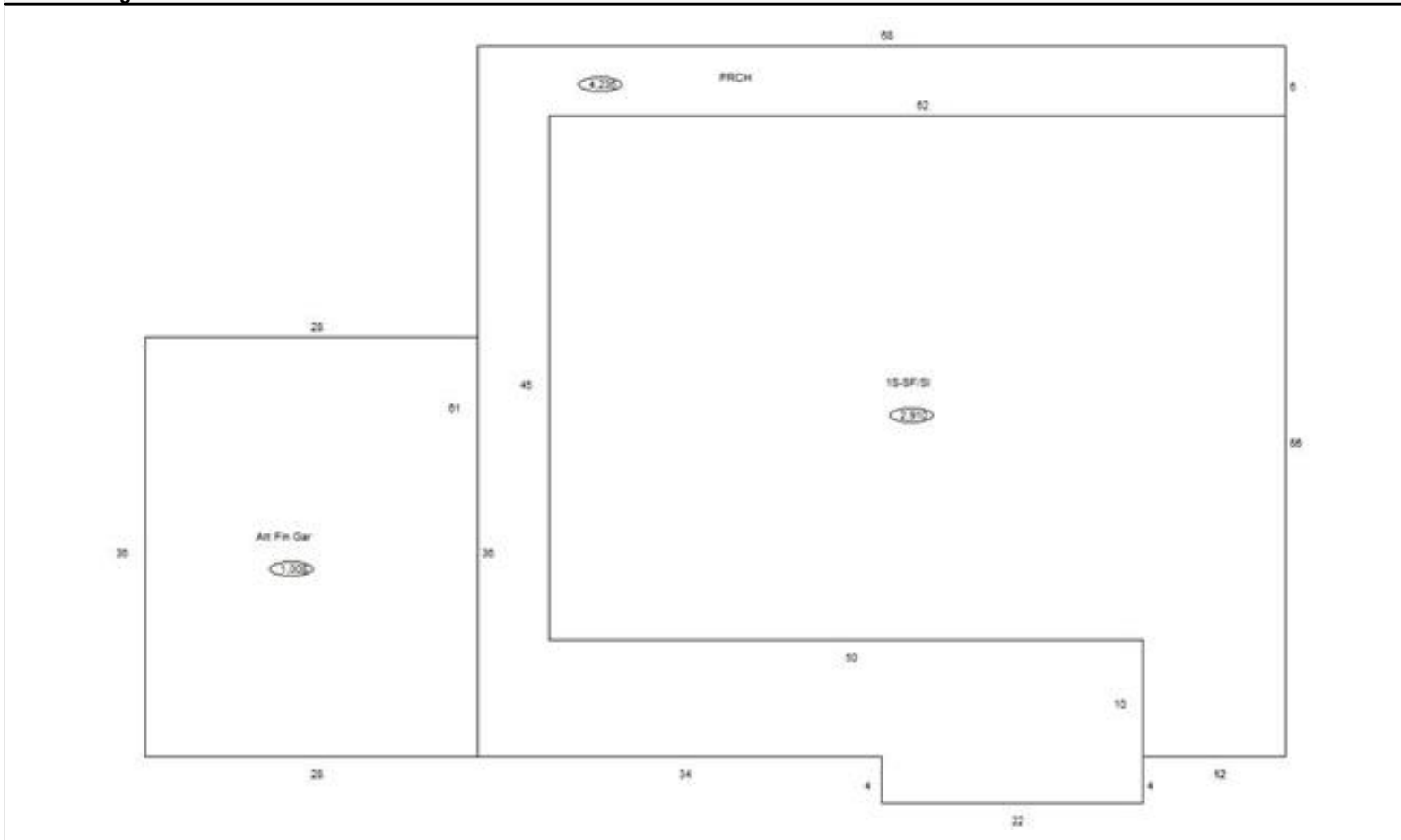
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Sketch Image

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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	2,910	1.000	2,910
2	M	PRCH		10	PRCH	4,236	1.000	4,236
3	G	5		10	Att Fin Gar	1,008	1.000	1,008
Total Building Area						2,910		2,910



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	0x0x0	Plank	Formed Metal	672
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (32.93 x 672)	22,129		22,129	664	21,465

	WODC	Wood Deck - Covered	0x0x0	Plank	Formed Metal	48
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (48.21 x 48)	2,314		2,314	231	2,083

	LOAF	Loafing Shed	10x8x8	Dirt	Formed Metal	80
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (7.12 x 80)	570		570	131	439



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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	NTV PST	30			5.000	72	72	360	360
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			15.000	144	144	2,160	2,160
NTV PST Totals						20.000			2,520	2,520
Total Agland						20.000			2,520	2,520