



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 660108695 Parcel ID 24N15E-34-4-00000-003-0000 Cadastral ID 34-24-15-00691 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 347313 JAMES, JIMMY BEAL & CYNTHIA DELEESE REVOCABLE LIVING TRUST PO BOX 187 TALALA OK 74080-0000 Parcel Location Situs 06680 S 4110 RD Subdivision Lot/Block / Parcel Size 8.34 - Acres Sec/Twn/Rng 34 / 24 / 15 / 4 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660029857_014.JPG 1/15/2025</p>																																											
Legal Description Lat/Long: 36.51615200 -95.68753285																																																
Legal Description TR DESC 2025-007429 AS COMM NE/C E2 SE; S01.2737E 301.67' TO POB; S01.2737E 720.98'; N88.5915W 478.38'; S88.5017W 32.32'; N01 5259W 696.70'; N88.0919E 515.41' TO POB.					Building Permits																																											
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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



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Residential Data

Type 6 Mobile Home 64 x 27
Condition 4.6 - Good
Quality 4.7 - Good
Architecture 1DW EXCP DWIDE MH
Style 100% Double Wide
Exterior Wall 100% Lap
Base/Total Area 1,728 / 1,728
Style 100% Double Wide
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn /
Bed/F/H Bath / /
Basement Area
Garage Type
Remodel
Year/Eff Age 1997 / 15

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 111,203
Lot Value
Indicated Value 111,203 64.35 Per SqFt
Aglard Value 1,857
Site Improvements 167,617
Total Value 280,677 162.43 Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	79.59	Total Misc Impr	+	27,160
Roofing Adj	+ 3.82	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	203,070
Heat/Cool Adj	+ 3.74	Depreciation (46%)	-	93,412
Plumbing Adj	+ 14.64	Lump Sums	+	1,545
Basement Adj	+ 0.00	RCNLD	=	111,203
Adj Base Cost	= 101.80	Lot Value	+	
Total Area	x 1,728	Indicated Value	=	111,203
Adjusted Cost	= 175,910	Value Per SqFt		64.35

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	131577	26x14		364	57.60		20,966
PRCH	SLAB PORCH - COVERED	131578	20x14		280	22.12		6,194
CPF	Carport Flat Roof Cf	131579	27x14		378	6.29	35%	1,545



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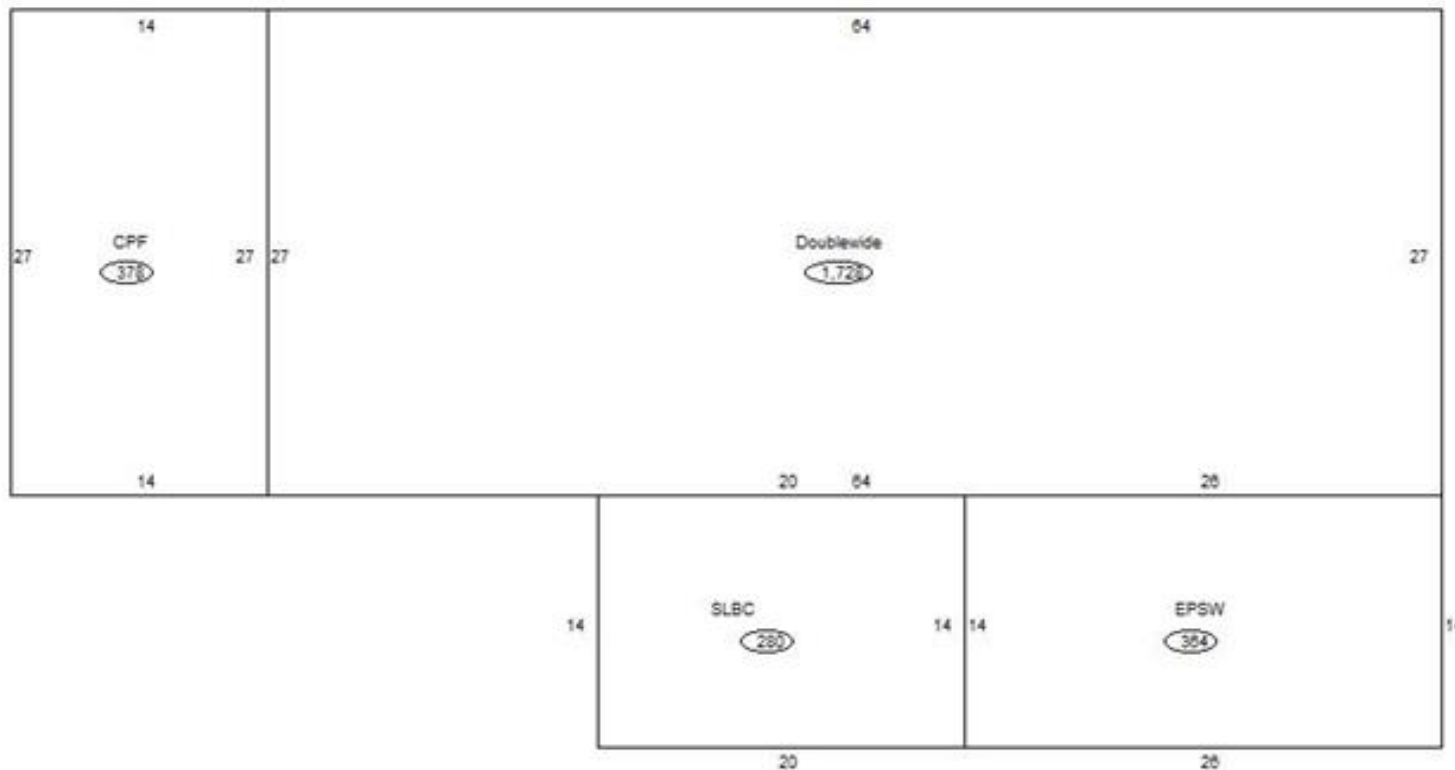
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,728	1.000	1,728
2	M	EPSW		10	EPSW	364	1.000	364
3	M	PRCH		10	SLBC	280	1.000	280
4	M	CPF		10	CPF	378	1.000	378
Total Building Area						1,728		1,728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			3,744	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (23.94 x 3,744)	89,631		89,631	26,889	62,742
	UTIL	SHOP BUILDING	0x0x0			3,000	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (24.44 x 3,000)	73,320		73,320	21,996	51,324
	UTIL	SHOP BUILDING	0x0x0			400	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 400)	12,512		12,512	7,507	5,005
	LF	LOAFING SHED	0x0x0			144	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 144)	613		613	337	276
	LF	LOAFING SHED	0x0x0			144	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 144)	613		613	337	276
	LF	LOAFING SHED	0x0x0			144	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 144)	613		613	337	276
	LF	LOAFING SHED	0x0x0			144	
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			168
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 168)	716		716	322
					394	322
	HS	HAY SHED	0x0x0			2,160
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 2,160)	10,109		10,109	4,044
					6,065	4,044
	SV	SWIM VINYL	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000
	LF	LOAFING SHED	30x10x0			300
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 300)	1,278		1,278	1,022
					256	1,022
	CPDT	CARPORT - DETACHED	0x0x0			416
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (10.33 x 416)	4,297		4,297	3,867
					430	3,867
	UTIL	SHOP BUILDING	20x22x0			440
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (29.97 x 440)	13,187		13,187	13,187



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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
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			.340	192	192	65	65
NTV PST Totals						0.340			65	65
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			8.000	224	224	1,792	1,792
IMP PST Totals						8.000			1,792	1,792
Total Agland						8.340			1,857	1,857