



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 660108784 Parcel ID 24N15E-32-2-00000-001-0000 Cadastral ID 32-24-15-00320 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 343702 MAJESTIC, MICHAEL S & SUSAN C 6139 S 4080 RD TALALA OK 74080-0000 Parcel Location Situs 06139 S 4080 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 32 / 24 / 15 / 2 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS					<p>660108784_001.JPG 7/24/2025</p>																																																											
Legal Description Lat/Long: 36.52216241 -95.74001592 W2 SW NW NW																																																																
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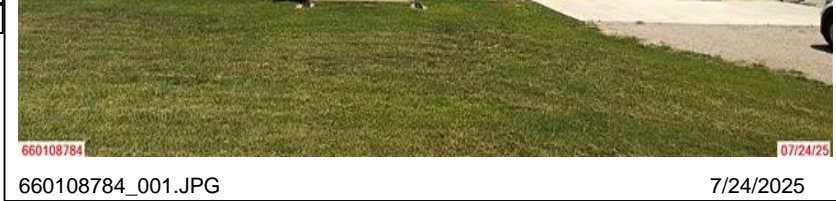
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Lot Data	Square-Foot - NBHD 4040 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.0004 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 217,816.00 x .27 = 58,809 Factor Value Adjustments 0.9012 Lot Value 53,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,894 / 1,894
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,894
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,840 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	93.35	Total Misc Impr	+ 12,825				
Roofing Adj	+ 5.19	Garage Cost	+ 67,332				
Subfloor Adj	+ -2.08	Total RCN	= 297,607				
Heat/Cool Adj	+ 12.39	Depreciation (1%)	- 2,976				
Plumbing Adj	+ 5.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 294,631				
Adj Base Cost	= 114.81	Lot Value	+ 53,000				
Total Area	x 1,894	Indicated Value	= 347,631				
Adjusted Cost	= 217,450	Value Per SqFt	183.54				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,631		
Lot Value	53,000		
Indicated Value	347,631	183.54	Per SqFt
Agland Value			
Site Improvements	11,538		
Total Value	359,169	189.64	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	173004	336		336	25.35	8,518
PATC	Patio - Covered	173005	38x7		266	16.19	4,307
SHLT	STORM SHELTER (GARAGE)		3x5	2025	15	0.00	



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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	20	1S-SF/Sl	1,894	1.000	1,894
2	G	5		20	Att Fin Gar	1,840	1.000	1,840
3	M	PRCH		20	PRCH	336	1.000	336
4	M	PATC		20	Patio	266	1.000	266
Total Building Area						1,894		1,894



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN Barn		24x32x8	Gravel		768
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary Base Cost (11.51 x 768) 8,840		Modifier Total	RCN 8,840	Depr (3% Phys/ % Func) 265	RCNLD 8,575
	LNTO Lean To - Attached		10x32x8	Gravel	Formed Metal	320
	Qual 3	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary Base Cost (9.85 x 320) 3,152		Modifier Total	RCN 3,152	Depr (6% Phys/ % Func) 189	RCNLD 2,963