




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:25:38
Page 1

Assessment Data	Primary Image																				
Account 660109353 Parcel ID 23N14E-22-3-00000-003-0000 Cadastral ID 22-23-14-00230 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345180 POWERS, HAYLIE DAWN & POWERS, JOHN MARTIN 10955 S 4040 RD TALALA OK 74080-0000 Parcel Location Situs 10955 S 4040 RD Subdivision Lot/Block / Parcel Size 11.62 - Acres Sec/Twn/Rng 22 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS	 <p>660019473_001.JPG 7/24/2024</p>																				
Legal Description Lat/Long: 36.46434073 -95.81131859 TR DESC 2024-009120 AS BEG SW/C SEC; N01.2734W 822.73'; N88 4347E 818.80'; S01.2734E 263.73'; S88.4347W 299.61'; S01.2734E 559'; S88.4347W 519.18' 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>S24</td> <td>S25 SPLIT I BELIEVE NEW SFR IS GOI</td> <td>09/2024</td> <td>09/2024</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S24	S25 SPLIT I BELIEVE NEW SFR IS GOI	09/2024	09/2024											
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap		Land Value	2,208	2,208	11%	243	Assessed	29,943	3,239.28
Year Frozen		Improvements	273,100	270,002		29,700	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	275,308	272,210		29,943	Total Taxable	29,943	3,239.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109353	POWERS, HAYLIE DAWN &	10	264,282	0	29,071	3,145.00	
2024	2024-660109353	POWERS, HAYLIE DAWN &	10	2,319	0	255	27.00	



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Date 04/18/2026
Time 11:25:38
Page 2

Lot Data	Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,931 / 1,931
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,931
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

Cost Approach		Manual : 01/2025	
Base Cost	100.01	Total Misc Impr	+ 22,549
Roofing Adj	+ 4.73	Garage Cost	+ 22,280
Subfloor Adj	+ -2.23	Total RCN	= 278,673
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,573
Plumbing Adj	+ 5.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 273,100
Adj Base Cost	= 121.10	Lot Value	+ 273,100
Total Area	x 1,931	Indicated Value	= 273,100
Adjusted Cost	= 233,844	Value Per SqFt	141.43



660019473_001.JPG 7/24/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,100		
Lot Value			
Indicated Value	273,100	141.43	Per SqFt
Agland Value	2,208		
Site Improvements			
Total Value	548,408	284.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160600	34x12		408	25.65		10,465
PRCH	Porch	160601	33x8		264	26.10		6,890
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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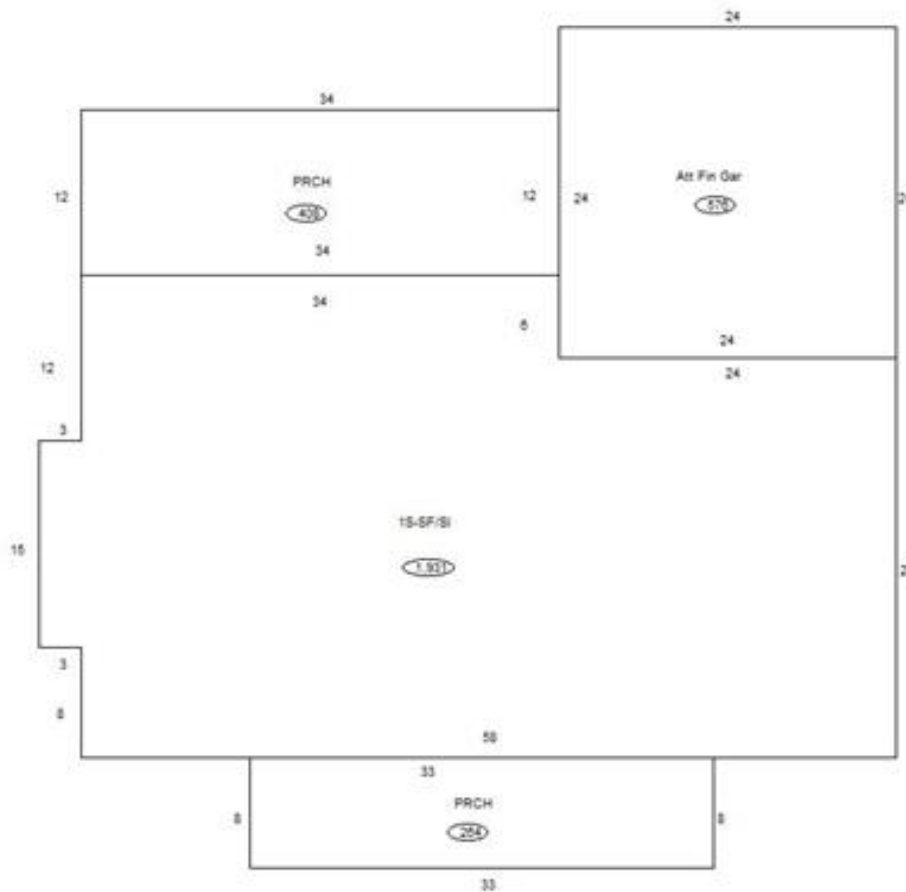
Date 04/18/2026

Time 11:25:38

Page 3

Sketch Image

660109353



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,931	1.000	1,931
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	PRCH		10	PRCH	408	1.000	408
4	M	PRCH		10	PRCH	264	1.000	264
Total Building Area						1,931		1,931



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Date 04/18/2026
Time 11:25:38
Page 4

Agland Inventory

660109353

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.961	168	168	161	161
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			10.659	192	192	2,047	2,047
NTV PST Totals						11.620			2,208	2,208
Total Agland						11.620			2,208	2,208