



# 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   | 660110380                       |                                  |               | No Image On File |             |                |               |               |             |
| Parcel ID   | 24N15E-20-3-00000-001-0000      |                                  |               |                  |             |                |               |               |             |
| Cadastral ID  | 20-24-15-00810                  |                                  |               |                  |             |                |               |               |             |
| Property Type   | REAL - Real Property            |                                  |               |                  |             |                |               |               |             |
| Property Class  | RA                              | VI Area                          | 2             |                  |             |                |               |               |             |
| Tax Area  | 10 - OOLOGAH RURAL/NW FIRE      |                                  |               |                  |             |                |               |               |             |
| Name ID   | 319071                          |                                  |               |                  |             |                |               |               |             |
| BOYD, JESS A & BILLIE J-TRUSTEES  |                                 |                                  |               |                  |             |                |               |               |             |
| 4475 S 4080 RD<br>TALALA OK 74080-0000  |                                 |                                  |               |                  |             |                |               |               |             |
| Parcel Location   |                                 |                                  |               |                  |             |                |               |               |             |
| Situs   |                                 |                                  |               |                  |             |                |               |               |             |
| Subdivision   |                                 |                                  |               |                  |             |                |               |               |             |
| Lot/Block   | /                               | Parcel Size                      | 13.25 - Acres |                  |             |                |               |               |             |
| Sec/Twn/Rng   | 20 / 24 / 15 / 3                |                                  |               |                  |             |                |               |               |             |
| Neighborhood  | 4040 - TALALA AREA WEST OF LAKE |                                  |               |                  |             |                |               |               |             |
| School District   | S004 - OOLOGAH SCHOOLS          |                                  |               |                  |             |                |               |               |             |
| Legal Description Lat/Long: 36.54300472 -95.73610904  |                                 |                                  |               | Building Permits |             |                |               |               |             |
| TR DESC 2025-010201 AS BEG 2200' N OF SW/C SW; N01.3009W 437 41'; N88.5009E 1317.92'; S01.3009E 438.24'; S88.5219W 1317.92' TO POB. |                                 |                                  |               | Number           | Description | Opened         | Closed        | Amount        |             |
|   |                                 |                                  |               | S25              | S26 SPLIT   | 08/2025        |               |               |             |
| Exemptions  |                                 |                                  |               | Sale History     |             |                |               |               |             |
| Code  | Type                            | Active                           | Maximum       | Exemption        | Bk/Pg       | Grantor        | Date          | Price         | Code        |
|   |                                 |                                  |               |                  | /           | ECCLES 4 9 LLP | 07/23/2025    | 125,000       | 21          |
| Parcel Valuation  |                                 |                                  |               |                  |             |                |               |               |             |
| Source  | REAL                            |                                  | Fair Cash     | Capped           | Asmnt Level | Assessed       | Levy Rate     | 108.182       | Current Tax |
| Remove Cap  | 2026                            | Land Value                       | 2,072         | 2,072            | 11%         | 228            | Assessed      | 228           | 24.67       |
| Year Frozen   |                                 | Improvements                     | 0             | 0                |             | 0              | Penalty       | 0             |             |
| Uncapped Value  | 0                               | Mobile Home                      | 0             | 0                |             | 0              | Exemption     | 0             | 0.00        |
| TIF Project ID  | 0                               | Total Value                      | 2,072         | 2,072            |             | 228            | Total Taxable | 228           | 25.00       |
| Assessment History  |                                 |                                  |               |                  |             |                |               |               |             |
| Tax Year  | Statement Number                | Billed Owner                     |               |                  | Tax Area    | Total Value    | Exemptions    | Taxable Value | Billed Tax  |
| 2025  | 2025-660110380                  | BOYD, JESS A & BILLIE J-TRUSTEES |               |                  | 10          | 2,072          | 0             | 228           | 24.00       |



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size  
 Lot Count  
 Units Buildable  
 Non-Ag Acres 0  
 Topography  
 Street Access  
 Utilities  
 Amenities LAND QUALITY  
 Method Units-Buildable  
 Base Lot Value  
 Factor Value  
 Adjustments  
 Lot Value

**Residential Data**

Type  
 Condition -  
 Quality -  
 Architecture  
 Style  
 Exterior Wall  
 Base/Total Area /  
 Style  
 HVAC  
 Roof Cover  
 Area on Slab  
 Fixture/RghIn /  
 Bed/F/H Bath / /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age /

**GRM Approach**

GRM Code  
 Gross Rent 0.00  
 Indicated Value

**Multiple Regression**

MRA Code  
 Adjusted R  
 Indicated Value

**Direct Comparables**

Selection Model 1 Res  
 Adjustment Model A2 AO Test  
 Comparables  
 Indicated Value

**Cost Approach**

Manual : 01/2025

|               |        |                    |   |      |
|---------------|--------|--------------------|---|------|
| Base Cost     | 0.00   | Total Misc Impr    | + | 0    |
| Roofing Adj   | + 0.00 | Garage Cost        | + |      |
| Subfloor Adj  | + 0.00 | Total RCN          | = | 0    |
| Heat/Cool Adj | + 0.00 | Depreciation ( 0%) | - | 0    |
| Plumbing Adj  | + 0.00 | Lump Sums          | + | 0    |
| Basement Adj  | + 0.00 | RCNLD              | = |      |
| Adj Base Cost | = 0.00 | Lot Value          | + |      |
| Total Area    | x      | Indicated Value    | = |      |
| Adjusted Cost | = 0    | Value Per SqFt     |   | 0.00 |

**Value Reconciliation**

|                   |               |      |                      |
|-------------------|---------------|------|----------------------|
| Selected Approach | Cost Approach |      |                      |
| Improvements      |               |      |                      |
| Lot Value         |               |      |                      |
| Indicated Value   |               | 0.00 | Per SqFt             |
| Agland Value      | 2,072         |      |                      |
| Site Improvements |               |      |                      |
| Total Value       | 2,072         | 0.00 | Total Value Per SqFt |

**Miscellaneous Improvements**

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-------------|-----------|------|------|-------|-----------|------|-------|
|------|-------------|-----------|------|------|-------|-----------|------|-------|



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### Agland Inventory

660110380

| Soi                   | Description               | Land Use | LPI | Adj Type | Adj Code | Acres  | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| BR                    | BREAKS-ALLUVIAL LAND COMP | IMP PST  | 30  |          |          | 3.920  | 84       | 84       | 329       | 329          |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | IMP PST  | 60  |          |          | 5.000  | 168      | 168      | 840       | 840          |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | IMP PST  | 60  |          |          | 1.000  | 168      | 168      | 168       | 168          |
| DNB                   | DENNIS SILT LOAM 1-3% SLO | IMP PST  | 80  |          |          | 2.330  | 224      | 224      | 522       | 522          |
| PAA                   | PARSONS SILT LOAM 0-1% SL | IMP PST  | 76  |          |          | 1.000  | 213      | 213      | 213       | 213          |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 13.250 |          |          | 2,072     | 2,072        |
| <b>Total Agland</b>   |                           |          |     |          |          | 13.250 |          |          | 2,072     | 2,072        |