



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:23:38
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Assessment Data					Primary Image																																																																																																																				
Account 660004616 Parcel ID 000000-00-0-00624-001-0006 Cadastral ID 05-22-15-04660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 194094 ARNOLD, TAMMY J 5961 E IVA LYNN LN OOLOGAH OK 74053-0000 Parcel Location Situs 05961 IVA LYNN LN Subdivision PRAIRIE ACRES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 22 / 15 / 5 Neighborhood 1066 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.41858980 -95.72280180																																																																																																																									
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Lot Data		Square-Foot - NBHD 1066 #1	
Lot Size			
Lot Count			
Units Buildable	5000		
Non-Ag Acres	1.0712		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,660.00 x 1.02 = 47,598		
Factor Value			
Adjustments	1.0000		
Lot Value	47,598		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,437 / 1,437
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,437
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	146,316 101.82 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	8,580 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	69,149
Lot Value	47,598
Indicated Value	116,747 81.24 Per SqFt
Agland Value	
Site Improvements	
Total Value	116,747 81.24 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.62	Total Misc Impr	+ 10,437
Roofing Adj	+ 3.94	Garage Cost	+ 14,391
Subfloor Adj	+ 0.00	Total RCN	= 192,080
Heat/Cool Adj	+ 10.30	Depreciation (64%)	- 122,931
Plumbing Adj	+ 6.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,149
Adj Base Cost	= 116.39	Lot Value	+ 47,598
Total Area	x 1,437	Indicated Value	= 116,747
Adjusted Cost	= 167,252	Value Per SqFt	81.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	11821	21x4		84	21.03		1,767
PRCH	SLAB PORCH - COVERED	11822	18x11		198	20.67		4,093



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						