



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:05:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004618 Parcel ID 000000-00-0-00624-001-0008 Cadastral ID 05-22-15-04680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 343866 MOFFITT, GARRETT & REBECCA 5901 E IVA LYNN LN OOLOGAH OK 74053-0000 Parcel Location Situs 05901 E IVA LYNE LN Subdivision PRAIRIE ACRES Lot/Block 0008 / 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: 36.41858543 -95.72417675																																																																																																																									
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Time 04:05:46
Page 2

Lot Data	Square-Foot - NBHD 1066 #1	Primary Image
Lot Size Lot Count Units Buildable 5000 Non-Ag Acres 0.9359 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 40,767.00 x 1.05 = 42,805 Factor Value Adjustments 2.0622 Lot Value 88,274		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (44)\IMG_0053.JPG 4/7/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,134 / 2,134
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,134
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1970 / 16

Cost Approach		Manual : 01/2025	
Base Cost	99.22	Total Misc Impr	+ 13,215
Roofing Adj	+ 4.34	Garage Cost	+ 0
Subfloor Adj	+ -2.15	Total RCN	= 268,079
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 45,573
Plumbing Adj	+ 5.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 222,506
Adj Base Cost	= 119.43	Lot Value	+ 88,274
Total Area	x 2,134	Indicated Value	= 310,780
Adjusted Cost	= 254,864	Value Per SqFt	145.63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,125	90.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	297,240		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,506		
Lot Value	88,274		
Indicated Value	310,780	145.63	Per SqFt
Agland Value			
Site Improvements	17,328		
Total Value	328,108	153.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11829	16x7		112	26.58		2,977
PATO	SLAB PORCH - OPEN	11830	308		308	8.85		2,726
PATO	SLAB PORCH - OPEN	11831	176		176	10.78		1,897



Rogers

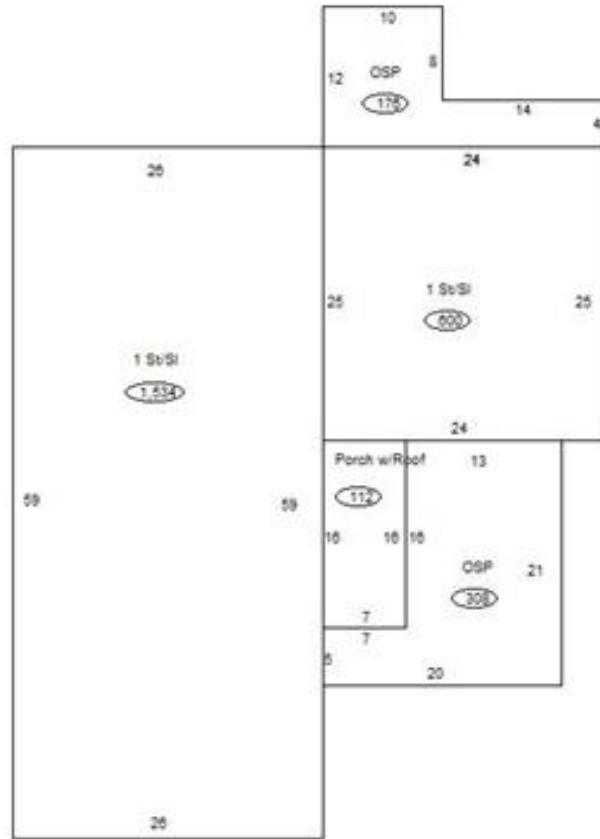
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 Page 3

Sketch Image

660004618



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,534	1.000	1,534
2	R	1	Slab	13	1 St/Sl	600	1.000	600
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PATO		13	Open Slab	308	1.000	308
5	M	PATO		13	Open Slab	176	1.000	176
Total Building Area						2,134		2,134



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Page 4

660004618

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,200
	Qual 2	Cond 3	Year 2015	Eff Age	8	

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (16.00 x 1,200)	19,200		19,200	2,880	16,320

CP	Carport Dirt		24x12x0		N/A	288
Qual	Cond	Year	2015	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.50 x 288)	1,008		1,008		1,008