



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004619 <b>Parcel ID</b> 000000-00-0-00624-001-0009 <b>Cadastral ID</b> 05-22-15-04690 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 287740 DENHAM, MONTY LEE  5851 IVA LYNN LN OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 05851 IVA LYNN LN <b>Subdivision</b> PRAIRIE ACRES <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 22 / 15 / 5 <b>Neighborhood</b> 1066 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.41859720 -95.72487605																																																																																																																									
<b>Legal Description</b> LOT 9 BLOCK 1 PRAIRIE ACRES					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1066 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5000 <b>Non-Ag Acres</b> 0.9783 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,614.00 x 1.05 = 44,745 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 44,745		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,578 / 1,578
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,578
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	188,353	119.36	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	75,940		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.01	<b>Total Misc Impr</b>	+ 11,982				
<b>Roofing Adj</b>	+ 4.72	<b>Garage Cost</b>	+ 18,330				
<b>Subfloor Adj</b>	+ -2.33	<b>Total RCN</b>	= 235,973				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 47%)</b>	- 110,907				
<b>Plumbing Adj</b>	+ 7.29	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 125,066				
<b>Adj Base Cost</b>	= 130.33	<b>Lot Value</b>	+ 44,745				
<b>Total Area</b>	x 1,578	<b>Indicated Value</b>	= 169,811				
<b>Adjusted Cost</b>	= 205,661	<b>Value Per SqFt</b>	107.61				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	125,066		
<b>Lot Value</b>	44,745		
<b>Indicated Value</b>	169,811	107.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	169,811	107.61	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	11834	21x4		84	26.66		2,239
PATO	SLAB PORCH - OPEN	11835	30x16		480	8.60		4,128



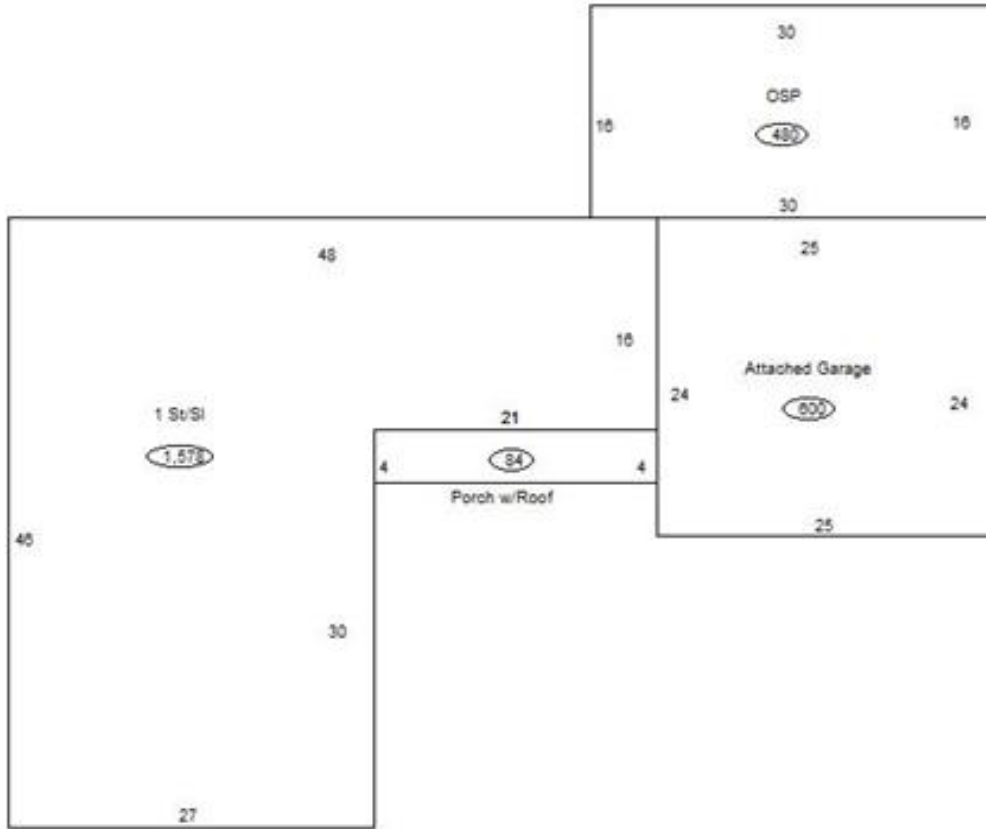
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,578	1.000	1,578
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	480	1.000	480
<b>Total Building Area</b>						1,578		1,578



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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 )						