




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 660004621 Parcel ID 000000-00-0-00624-001-0011 Cadastral ID 05-22-15-04710 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 319693 BECKHAM, ASHLEY 5801 E IVA LYNN LN OOLOGAH OK 74053-3564 Parcel Location Situs 05801 IVA LYNN LN Subdivision PRAIRIE ACRES Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 22 / 15 / 5 Neighborhood 1066 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-02-13 02-13-18\02-13-18 023.JPG 2/14/2018</p>														
Legal Description Lot/Long: 36.41849258 -95.72630987																			
LOT 11 BLOCK 1 PRAIRIE ACRES					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		2583/781	DREAM IT PROPERTIES LLC	10/07/2016	145,000	YES										
					2543/279	TTCU THE CREDIT UNION	04/06/2016	77,330	3										
					2516/324	FENSTERMACHER, ROBERT MATTHEW	12/03/2015	0	10										
					1949/292	HOUSEHOLD FINANCE CORP III	03/25/2008	90,000	YES										
					1930/734	SCOTT, MICHAEL L & NICKOL-L	01/22/2008	0	10										
					1577/829	ROBISON, ERIC S & JULIE S	02/27/2004	87,167	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2017	Land Value	36,615	23,389	11%	2,573	Assessed	19,818	2,143.94										
Year Frozen	0	Improvements	156,770	156,770		17,245	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	193,385	180,159		19,818	Total Taxable	19,818	2,144.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004621	BECKHAM, ASHLEY			10	190,737	0	18,874	2,041.00										
2024	2024-660004621	BECKHAM, ASHLEY			10	199,719	0	17,975	1,883.00										
2023	2023-660004621	BECKHAM, ASHLEY			10	155,629	0	17,119	1,780.00										
2022	2022-660004621	BECKHAM, ASHLEY			10	149,002	0	16,390	1,696.00										
2021	2021-660004621	BECKHAM, ASHLEY			10	147,860	0	16,265	1,695.00										
2020	2020-660004621	BECKHAM, ASHLEY			10	148,079	0	16,289	1,723.00										
2019	2019-660004621	BECKHAM, ASHLEY			10	141,702	0	15,587	1,618.00										
2018	2018-660004621	BECKHAM, ASHLEY			10	147,261	0	16,199	1,739.00										
2017	2017-660004621	BECKHAM, ASHLEY			10	145,582	0	16,014	1,821.00										
2016	2016-660004621	DREAM IT PROPERTIES LLC			10	113,559	0	12,491	1,293.00										
2015	2015-660004621	FENSTERMACHER, ROBERT MATTHEW			10	114,043	1000	11,545	1,144.00										
2014	2014-660004621	FENSTERMACHER, ROBERT MATTHEW			10	115,134	1000	11,563	1,143.00										
2013	2013-660004621	FENSTERMACHER, ROBERT MATTHEW			10	113,537	1000	11,197	1,071.00										




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Lot Data	Square-Foot - NBHD 1066 #1	Primary Image
Lot Size Lot Count Units Buildable 5000 Non-Ag Acres 0.8005 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 34,871.00 x 1.05 = 36,615 Factor Value Adjustments 1.0000 Lot Value 36,615		 <p>C:\Users\RLN\Pictures\2018-02-13 02-13-18\02-13-18 023.JPG 2/14/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1970 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	166,410	103.49	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	97.83	Total Misc Impr	+	6,840	
Roofing Adj	+ 4.00	Garage Cost	+	11,733	
Subfloor Adj	+ 0.00	Total RCN	=	208,269	
Heat/Cool Adj	+ 10.30	Depreciation (41%)	-	85,390	
Plumbing Adj	+ 5.84	Lump Sums	+	9,141	
Basement Adj	+ 0.00	RCNLD	=	132,020	
Adj Base Cost	= 117.97	Lot Value	+	36,615	
Total Area	x 1,608	Indicated Value	=	168,635	
Adjusted Cost	= 189,696	Value Per SqFt		104.87	

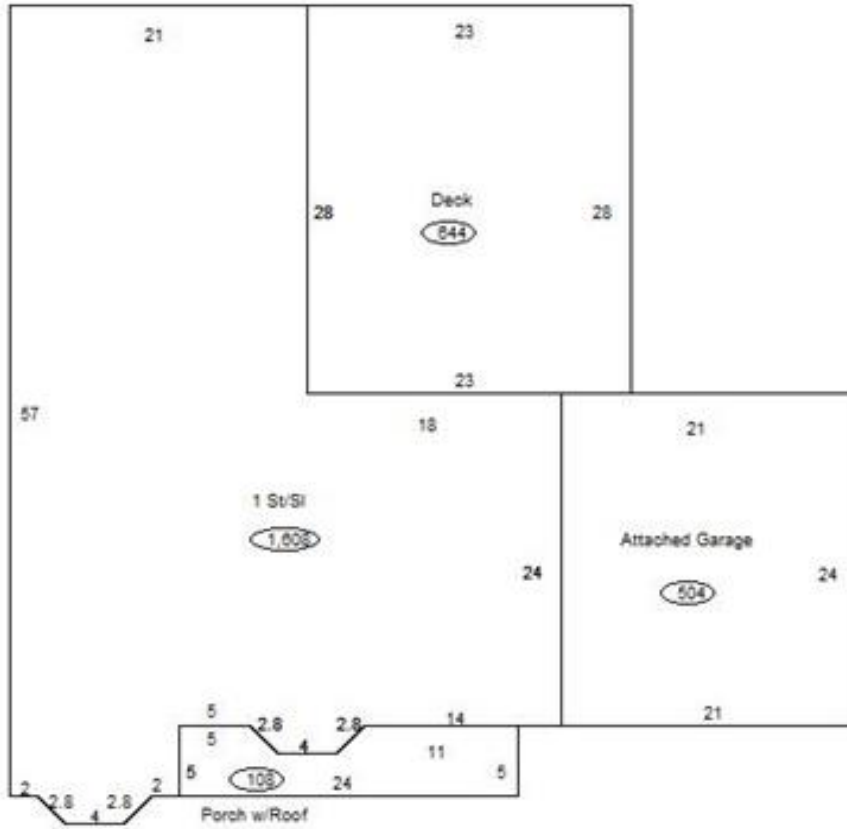
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,020		
Lot Value	36,615		
Indicated Value	168,635	104.87	Per SqFt
Agland Value			
Site Improvements	24,750		
Total Value	193,385	120.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	11842		108	108	20.95		2,263
WODO	WOOD DECK - OPEN	11843	28x23		644	15.10	6%	9,141



Sketch Image

660004621



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,608	1.000	1,608
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	108	1.000	108
4	M	WODO		13	WODO	644	1.000	644
Total Building Area						1,608		1,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (25,000.00 x 1)	25,000		25,000	250	24,750



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)					