



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 660004648 Parcel ID 000000-00-0-00624-001-0038 Cadastral ID 05-22-15-04980 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323545 GOAD, DENNIS O & JINFENG YANG GOAD 5950 E IVA LYNN LN OOLOGAH OK 74053-0000 Parcel Location Situs 05950 E IVA LYNE LN Subdivision PRAIRIE ACRES Lot/Block 0038 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 22 / 15 / 5 Neighborhood 1066 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (45)\IMG_0002.JPG 4/8/2022</p>				
Legal Description Lat/Long: 36.41788019 -95.72283615									
LOT 38 BLOCK 1 PRAIRIE ACRES					Building Permits				
					Number	Description	Opened	Closed	Amount
					R2015 07 47	R16-NEW 24X50 1200 SQ FT METAL SI	07/2015	10/2015	18,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2684/198	ELMORE, RANDY & SHERRIE	01/02/2018	160,000	YES
					2492/471	DREAM IT PROPERTIES LLC	08/07/2015	0	4
					2454/482	SEC OF HUD	02/10/2015	50,000	3
					2423/213	BANK OF AMERICA NA	07/17/2014	0	3
					2401/73	BLACKWELL, ANDREW & WENDE L	05/07/2014	0	10
					1241/133	KOOKEN, ALICE M	08/02/2000	103,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2019	Land Value	49,216	21,475	11%	2,362	Assessed	22,156	2,396.87
Year Frozen	0	Improvements	191,071	179,944		19,794	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	240,287	201,419		22,156	Total Taxable	22,156	2,397.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004648	GOAD, DENNIS O &			10	223,439	0	21,102	2,283.00
2024	2024-660004648	GOAD, DENNIS O &			10	240,463	0	20,097	2,105.00
2023	2023-660004648	GOAD, DENNIS O &			10	173,996	0	19,140	1,990.00
2022	2022-660004648	GOAD, DENNIS O &			10	176,215	0	19,384	2,006.00
2021	2021-660004648	GOAD, DENNIS O &			10	173,880	0	19,127	1,994.00
2020	2020-660004648	GOAD, DENNIS O &			10	170,899	0	18,799	1,988.00
2019	2019-660004648	GOAD, DENNIS O			10	163,542	0	17,990	1,867.00
2018	2018-660004648	GOAD, DENNIS O			10	157,759	0	17,353	1,863.00
2017	2017-660004648	ELMORE, RANDY & SHERRIE			10	155,845	0	17,143	1,949.00
2016	2016-660004648	ELMORE, RANDY & SHERRIE			10	152,151	0	16,737	1,733.00
2015	2015-660004648	ELMORE, RANDY & SHERRIE			10	130,243	0	14,327	1,404.00
2014	2014-660004648	SEC OF HUD			10	131,324	0	13,815	1,352.00
2013	2013-660004648	BLACKWELL, ANDREW & WENDE L			10	129,479	0	13,157	1,245.00



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Lot Data		Square-Foot - NBHD 1066 #1	
Lot Size			
Lot Count			
Units Buildable	5000		
Non-Ag Acres	1.1331		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,356.00 x 1.00 = 49,216		
Factor Value			
Adjustments	1.0000		
Lot Value	49,216		



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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	1,721 / 1,721
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,721
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,869	142.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	151,420		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.95	Total Misc Impr	+ 37,261				
Roofing Adj	+ 4.85	Garage Cost	+ 19,650				
Subfloor Adj	+ -2.31	Total RCN	= 285,477				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 134,174				
Plumbing Adj	+ 6.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 151,303				
Adj Base Cost	= 132.81	Lot Value	+ 49,216				
Total Area	x 1,721	Indicated Value	= 200,519				
Adjusted Cost	= 228,566	Value Per SqFt	116.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,303		
Lot Value	49,216		
Indicated Value	200,519	116.51	Per SqFt
Agland Value			
Site Improvements	39,768		
Total Value	240,287	139.62	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	11922	33x7		231	26.20		6,052
PRCH	SLAB PORCH - COVERED	11923	19x11		209	26.27		5,490
EPSW	ENCLOSED PORCH - SOLID WALL	11924	21x14		294	68.38		20,104



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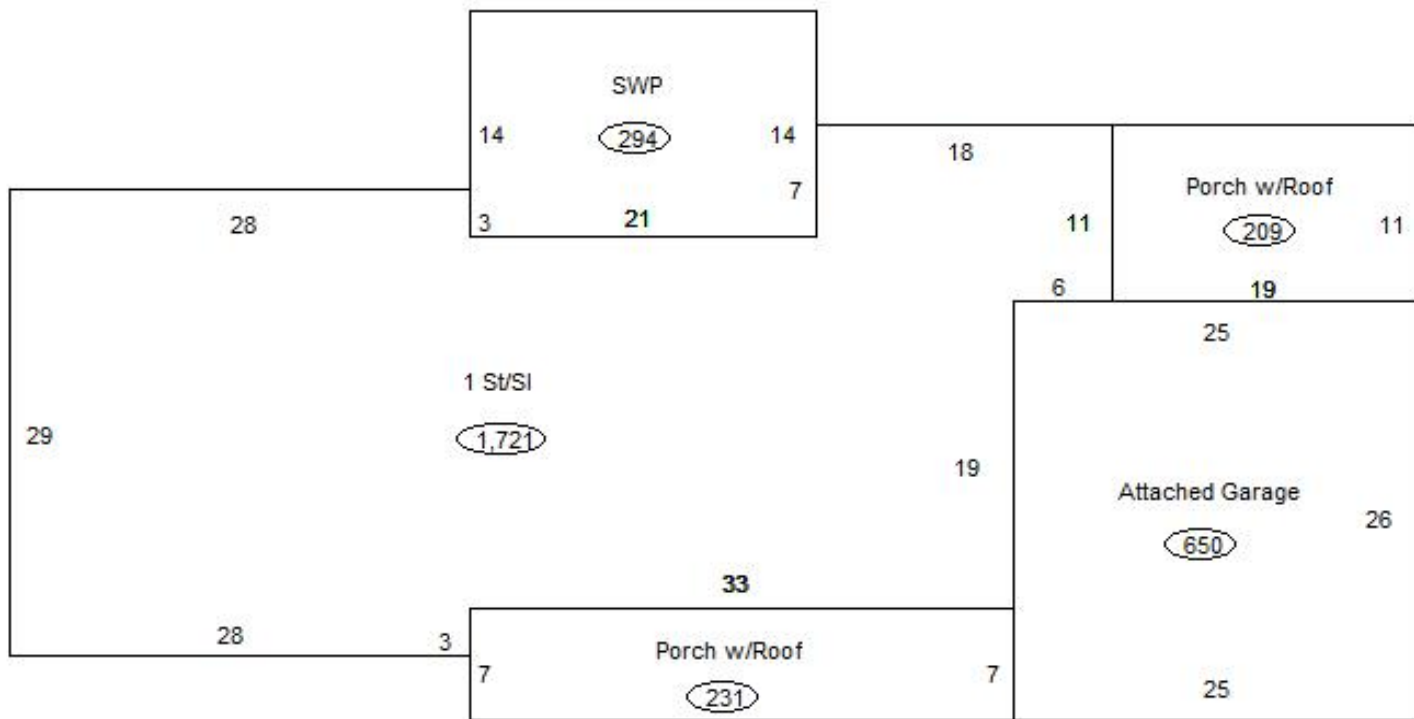
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Sketch Image

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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	1,721	1.000	1,721
2	G	1		13	Attached Garage	650	1.000	650
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	209	1.000	209
5	M	EPSW		13	EPSW	294	1.000	294
Total Building Area						1,721		1,721



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x24x0			1,200
	Qual	Cond	Year	2015	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (33.14 x 1,200)	39,768		39,768	39,768