



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:30:43
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------------------|----------------------------|----------|-------------|--|---------------|------------|-------------|-----------|----------|------------------|--------------|----------|-------------|--|---------------|------------|-------------|----------------|-----------------------|----------------|---------|-------|--------|----------|----------------------------|----------------|-----------------------|----|----------------------|----------------------------|------------|----------|---------|----------------|-----------------------|----------------|---------|---------------|--------|----------|------|----------------|-----------------------|--------|----------------|------|---------------------|----------|------|----------------|-----------------------|--------|----------|------|--------|----------|------|----------------|-----------------------|----|---------|------|--------|----------|------|----------------|-----------------------|----|---------|------|--------|----------|------|----------------|----------------------------|----|---------|------|--------|----------|------|----------------|----------------------------|----|---------|---|--------|----------|
| Account 660100310 Parcel ID 24N16E-19-3-00000-000-0002 Cadastral ID 19-24-16-00840 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 326092 BEACH, JEFFREY LYNN & STACY JO-CO-TRUSTEES PO BOX 64 TALALA OK 74080-0000 Parcel Location Situs 10399 E 330 RD Subdivision Lot/Block / Parcel Size 6.67 - Acres Sec/Twn/Rng 19 / 24 / 16 / 3 Neighborhood 4040 - TALALA AREA WEST OF LAKE School District S004 - OOLOGAH SCHOOLS | | | | | <p>D:\Convert\Photos\660\017\783-01.jpg 4/26/2012</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.54208159 -95.64364609 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TR DESC 2635-378 AS BEG SW/C SE SE SW; N00.1026W 659.05'; S89 5612E 285'; N00.1026W 860'; N89.5612W 315'; S00.1026E 1519.04'; S89 5514E 30' TO POB | | | | | 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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BEACH, JEFFREY L & STACY J</td> <td>10/23/2018</td> <td>0</td> <td>4</td> </tr> <tr> <td>2635/378</td> <td>BEACH, JEFFREY L & STACY J</td> <td>05/24/2017</td> <td>0</td> <td>4</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | BEACH, JEFFREY L & STACY J | 10/23/2018 | 0 | 4 | 2635/378 | BEACH, JEFFREY L & STACY J | 05/24/2017 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | BEACH, JEFFREY L & STACY J | 10/23/2018 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2635/378 | BEACH, JEFFREY L & STACY J | 05/24/2017 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 267</td> <td>267</td> <td>11%</td> <td>29</td> <td>Assessed</td> <td>16,871</td> <td>1,825.13</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 254,959</td> <td>153,115</td> <td></td> <td>16,842</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 255,226</td> <td>153,382</td> <td></td> <td>16,871</td> <td>Total Taxable</td> <td>15,871</td> <td>1,731.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | Remove Cap | 0 | Land Value 267 | 267 | 11% | 29 | Assessed | 16,871 | 1,825.13 | Year Frozen | | Improvements 254,959 | 153,115 | | 16,842 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -94.00 | TIF Project ID | 0 | Total Value 255,226 | 153,382 | | 16,871 | Total Taxable | 15,871 | 1,731.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 0 | Land Value 267 | 267 | 11% | 29 | Assessed | 16,871 | 1,825.13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 254,959 | 153,115 | | 16,842 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -94.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 255,226 | 153,382 | | 16,871 | Total Taxable | 15,871 | 1,731.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>282,308</td> <td>1000</td> <td>15,380</td> <td>1,678.00</td> </tr> <tr> <td>2024</td> <td>2024-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>186,129</td> <td>1000</td> <td>14,903</td> <td>1,575.00</td> </tr> <tr> <td>2023</td> <td>2023-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>156,139</td> <td>1000</td> <td>14,440</td> <td>1,515.00</td> </tr> <tr> <td>2022</td> <td>2022-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>159,368</td> <td>1000</td> <td>13,990</td> <td>1,462.00</td> </tr> <tr> <td>2021</td> <td>2021-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>137,935</td> <td>1000</td> <td>13,554</td> <td>1,427.00</td> </tr> <tr> <td>2020</td> <td>2020-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>129,899</td> <td>1000</td> <td>13,130</td> <td>1,402.00</td> </tr> <tr> <td>2019</td> <td>2019-660100310</td> <td>BEACH, JEFFREY LYNN &</td> <td>10</td> <td>124,716</td> <td>1000</td> <td>12,718</td> <td>1,334.00</td> </tr> <tr> <td>2018</td> <td>2018-660100310</td> <td>BEACH, JEFFREY L & STACY J</td> <td>10</td> <td>128,921</td> <td>1000</td> <td>13,181</td> <td>1,430.00</td> </tr> <tr> <td>2017</td> <td>2017-660100310</td> <td>BEACH, JEFFREY L & STACY J</td> <td>10</td> <td>127,218</td> <td>0</td> <td>12,994</td> <td>1,490.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660100310 | BEACH, JEFFREY LYNN & | 10 | 282,308 | 1000 | 15,380 | 1,678.00 | 2024 | 2024-660100310 | BEACH, JEFFREY LYNN & | 10 | 186,129 | 1000 | 14,903 | 1,575.00 | 2023 | 2023-660100310 | BEACH, JEFFREY LYNN & | 10 | 156,139 | 1000 | 14,440 | 1,515.00 | 2022 | 2022-660100310 | BEACH, JEFFREY LYNN & | 10 | 159,368 | 1000 | 13,990 | 1,462.00 | 2021 | 2021-660100310 | BEACH, JEFFREY LYNN & | 10 | 137,935 | 1000 | 13,554 | 1,427.00 | 2020 | 2020-660100310 | BEACH, JEFFREY LYNN & | 10 | 129,899 | 1000 | 13,130 | 1,402.00 | 2019 | 2019-660100310 | BEACH, JEFFREY LYNN & | 10 | 124,716 | 1000 | 12,718 | 1,334.00 | 2018 | 2018-660100310 | BEACH, JEFFREY L & STACY J | 10 | 128,921 | 1000 | 13,181 | 1,430.00 | 2017 | 2017-660100310 | BEACH, JEFFREY L & STACY J | 10 | 127,218 | 0 | 12,994 | 1,490.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660100310 | BEACH, JEFFREY LYNN & | 10 | 282,308 | 1000 | 15,380 | 1,678.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660100310 | BEACH, JEFFREY LYNN & | 10 | 186,129 | 1000 | 14,903 | 1,575.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660100310 | BEACH, JEFFREY LYNN & | 10 | 156,139 | 1000 | 14,440 | 1,515.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660100310 | BEACH, JEFFREY LYNN & | 10 | 159,368 | 1000 | 13,990 | 1,462.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660100310 | BEACH, JEFFREY LYNN & | 10 | 137,935 | 1000 | 13,554 | 1,427.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660100310 | BEACH, JEFFREY LYNN & | 10 | 129,899 | 1000 | 13,130 | 1,402.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660100310 | BEACH, JEFFREY LYNN & | 10 | 124,716 | 1000 | 12,718 | 1,334.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660100310 | BEACH, JEFFREY L & STACY J | 10 | 128,921 | 1000 | 13,181 | 1,430.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660100310 | BEACH, JEFFREY L & STACY J | 10 | 127,218 | 0 | 12,994 | 1,490.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABLE)

Primary Image

Lot Size
 Lot Count
 Units Buildable
 Non-Ag Acres 0
 Topography
 Street Access
 Utilities
 Amenities LAND QUALITY

Method Units-Buildable
 Base Lot Value
 Factor Value
 Adjustments
 Lot Value



D:\Convert\Photos\660\017\783-01.jpg

4/26/2012

Residential Data

Type 1 Single Family Residence
 Condition 3 - Average
 Quality 2 - Fair
 Architecture TRAD TRADITIONAL
 Style 100% One Story
 Exterior Wall 90% Veneer, Masonry 10% Frame, Siding, Wood
 Base/Total Area 1,479 / 1,479
 Style 100% One Story
 HVAC 100% Warmed & Cooled Air
 Roof Cover 4 Metal, Preformed
 Area on Slab 1,479
 Fixture/RghIn 11 /
 Bed/F/H Bath 3 / 2.0 /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age 2006 / 15

GRM Approach

GRM Code
 Gross Rent 0.00
 Indicated Value

Multiple Regression

MRA Code
 Adjusted R
 Indicated Value

Direct Comparables

Selection Model 1 Res
 Adjustment Model A2 AO Test
 Comparables
 Indicated Value

Value Reconciliation

| | | | |
|-------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 142,749 | | |
| Lot Value | | | |
| Indicated Value | 142,749 | 96.52 | Per SqFt |
| Agland Value | 267 | | |
| Site Improvements | 112,210 | | |
| Total Value | 255,226 | 172.57 | Total Value Per SqFt |

Cost Approach

Manual : 01/2025

| | | | | |
|---------------|-----------|---------------------|---|---------|
| Base Cost | 90.16 | Total Misc Impr | + | 11,294 |
| Roofing Adj | + 4.38 | Garage Cost | + | |
| Subfloor Adj | + 0.00 | Total RCN | = | 178,436 |
| Heat/Cool Adj | + 10.09 | Depreciation (20%) | - | 35,687 |
| Plumbing Adj | + 8.38 | Lump Sums | + | 0 |
| Basement Adj | + 0.00 | RCNLD | = | 142,749 |
| Adj Base Cost | = 113.01 | Lot Value | + | |
| Total Area | x 1,479 | Indicated Value | = | 142,749 |
| Adjusted Cost | = 167,142 | Value Per SqFt | | 96.52 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------------|-----------|-------|------|-------|-----------|------|-------|
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 4,485.02 | | 4,485 |
| PRCH | SLAB PORCH - COVERED | 43007 | 29x8 | | 232 | 20.16 | | 4,677 |
| PATO | SLAB PORCH - OPEN | 43008 | 18x14 | | 252 | 8.46 | | 2,132 |



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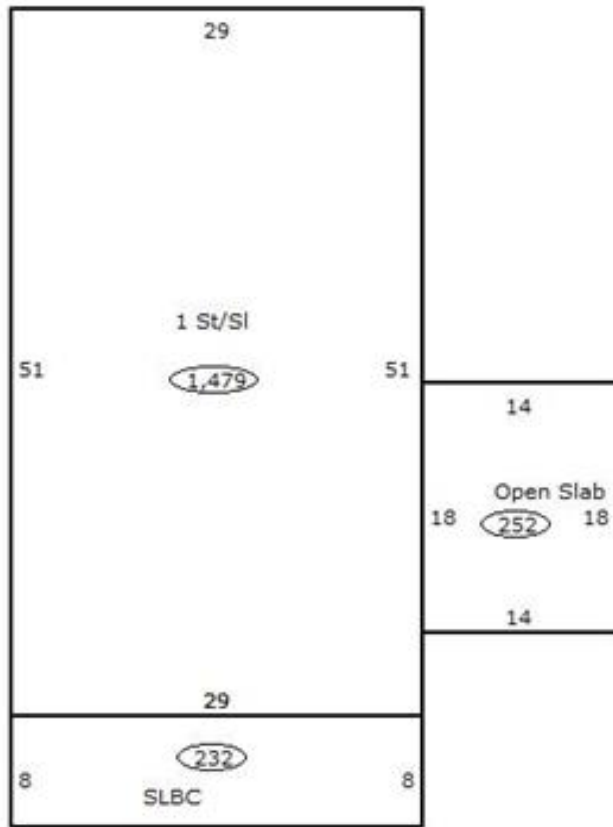
Date 04/18/2026

Time 09:30:43

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Sketch Image

660100310



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1 St/SI | 1,479 | 1.000 | 1,479 |
| 2 | M | PRCH | | 13 | SLBC | 232 | 1.000 | 232 |
| 3 | M | PATO | | 13 | Open Slab | 252 | 1.000 | 252 |
| Total Building Area | | | | | | 1,479 | | 1,479 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|------------------------|------------|-----------|--------------|-------------|
| | BNGP | Barn - General Purpose | 24x60x8 | Dirt | Formed Metal | 1,440 |
| | Qual 3 | Cond 3 | Year 2021 | Eff Age 4 | | |

| | | | | |
|---------------------------|-----------------------|------------|-------------------------------|--------------|
| Valuation Summary | Modifier Total | RCN | Depr (7% Phys/ % Func) | RCNLD |
| Base Cost (21.48 x 1,440) | 30,931 | 30,931 | 2,165 | 28,766 |



| | | | | | | |
|--------|--------|-----------|------------|------|--------------|-------|
| BNGP | BARN | | 40x85x10 | Dirt | Formed Metal | 3,400 |
| Qual 4 | Cond 3 | Year 2008 | Eff Age 14 | | | |

| | | | | |
|---------------------------|-----------------------|------------|--------------------------------|--------------|
| Valuation Summary | Modifier Total | RCN | Depr (31% Phys/ % Func) | RCNLD |
| Base Cost (26.55 x 3,400) | 90,270 | 90,270 | 27,984 | 62,286 |

| | | | | | | |
|--------|--------|-----------|------------|------|--------------|-------|
| BNGP | BARN | | 40x40x8 | Dirt | Formed Metal | 1,600 |
| Qual 3 | Cond 3 | Year 2005 | Eff Age 16 | | | |

| | | | | |
|---------------------------|-----------------------|------------|--------------------------------|--------------|
| Valuation Summary | Modifier Total | RCN | Depr (37% Phys/ % Func) | RCNLD |
| Base Cost (20.99 x 1,600) | 33,584 | 33,584 | 12,426 | 21,158 |



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Agland Inventory

660100310

| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|--------------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| CMB | CLAREMORE SILT LOAM 0-3% | NTV PST | 45 | | | .380 | 108 | 108 | 41 | 41 |
| SO | SOGN SOILS | NTV PST | 15 | | | 6.290 | 36 | 36 | 226 | 226 |
| NTV PST Totals | | | | | | 6.670 | | | 267 | 267 |
| Total Agland | | | | | | 6.670 | | | 267 | 267 |