



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:48:42
Page 1

Assessment Data					Primary Image														
Account 660106446 Parcel ID 20N15E-26-2-00000-003-0000 Cadastral ID 26-20-15-00490 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 336765 BEACH, ROBERT J JR & LUISA C 8963 S 257TH E PL BROKEN ARROW OK 74014-0000 Parcel Location Situs 08293 E 580 RD Subdivision Lot/Block / Parcel Size 2.52 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-1-25\IMG_0009.JPG 1/25/2023</p>														
Legal Description Lat/Long: 36.17759486 -95.68503372																			
TR DESC AS COMM S/4 CORNER; S88.4316W 895.41' TO POB; S88 4316W 201.36'; N01.1539W 545'; N88.4316E 201.18'; S01.1645E 545' 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>R23 112</td> <td>R23 NEW SFR 3200 SQ FT</td> <td>03/2022</td> <td>01/2023</td> <td>175,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 112	R23 NEW SFR 3200 SQ FT	03/2022	01/2023	175,000
Number	Description	Opened	Closed	Amount															
R23 112	R23 NEW SFR 3200 SQ FT	03/2022	01/2023	175,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	LANCON, LOGAN	10/28/2021	90,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2022		Land Value	47,780	47,780	11%	Assessed	34,162	3,411.42										
Year Frozen			Improvements	262,782	262,782		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	310,562	310,562	34,162	Total Taxable	34,162	3,411.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106446	BEACH, ROBERT J JR & LUISA C			22	321,259	0	35,338	3,528.00										
2024	2024-660106446	BEACH, ROBERT J JR & LUISA C			22	337,290	0	37,093	3,615.00										
2023	2023-660106446	BEACH, ROBERT J JR & LUISA C			22	60,490	0	5,340	501.00										
2022	2022-660106446	BEACH, ROBERT J JR & LUISA C			22	46,230	0	5,085	479.00										



Rogers

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Date 04/18/2026
Time 10:48:43
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.4875	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	108,355.00 x .44 = 47,780	
Factor Value		
Adjustments	1.0000	
Lot Value	47,780	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,080 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	94.66	Total Misc Impr	+ 17,668				
Roofing Adj	+ 5.25	Garage Cost	+ 40,327				
Subfloor Adj	+ -2.19	Total RCN	= 268,145				
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,363				
Plumbing Adj	+ 6.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 262,782				
Adj Base Cost	= 116.75	Lot Value	+ 47,780				
Total Area	x 1,800	Indicated Value	= 310,562				
Adjusted Cost	= 210,150	Value Per SqFt	172.53				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,782		
Lot Value	47,780		
Indicated Value	310,562	172.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,562	172.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	5,194.00		5,194
PRCH	Slab Porch - Covered	156263	12x10		120	26.55		3,186
PRCH	Porch	156264	20x18		360	25.80		9,288



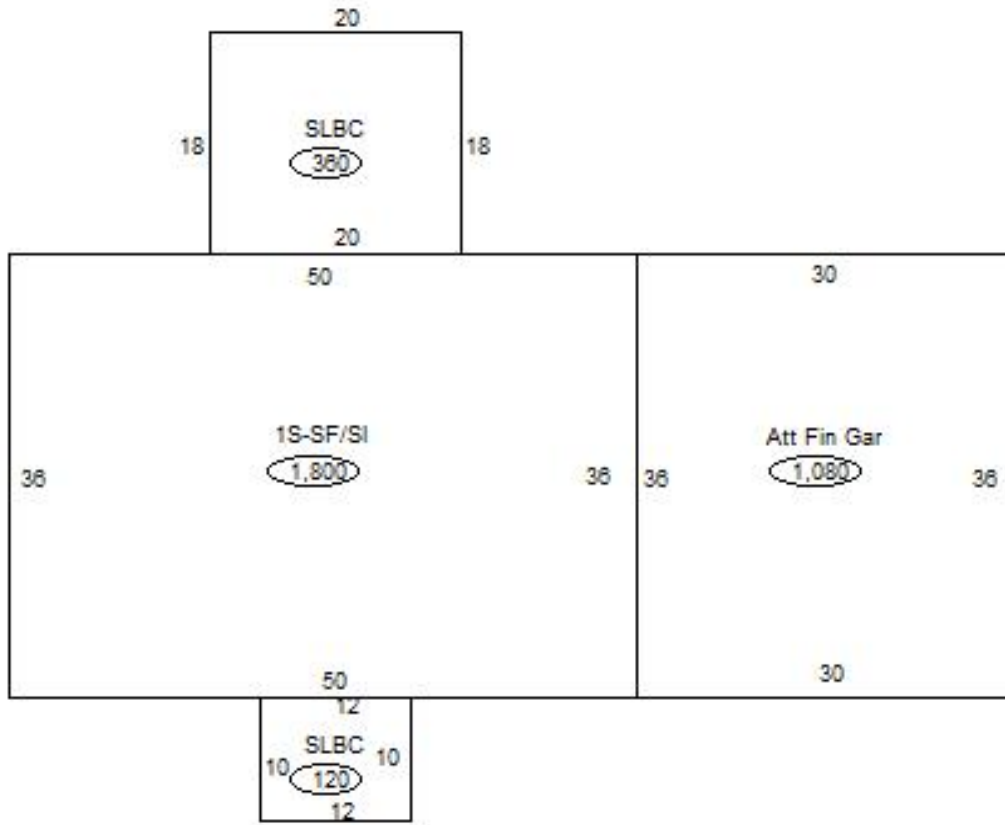
Rogers
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Date 04/18/2026
 Time 10:48:43
 Page 3

Sketch Image

660106446



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,800	1.000	1,800
2	G	5		20	Att Fin Gar	1,080	1.000	1,080
3	M	PRCH		20	SLBC	120	1.000	120
4	M	PRCH		20	SLBC	360	1.000	360
Total Building Area						1,800		1,800



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
Time 10:48:43
Page 4

Agland Inventory

660106446

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
							0	0	0	0
Totals						0.000			0	0
Total Agland						0.000			0	0