




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 22:54:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011448 <b>Parcel ID</b> 000000-00-0-00747-002-0011 <b>Cadastral ID</b> 11-20-15-01640 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 338996 FUSIK FAMILY REVOCABLE TRUST  PO BOX 1712 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 06021 S WILLOW RD <b>Subdivision</b> SILVERWOOD ESTATES <b>Lot/Block</b> 0011 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660011448_001.JPG 10/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.22998116 -95.67672328 LOT 11 BLOCK 2 SILVERWOOD ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.164	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,705.00 x 1.27 = 64,557	
Factor Value		
Adjustments	1.0000	
Lot Value	64,557	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

Cost Approach		Manual : 01/2025	
Base Cost	99,54	Total Misc Impr	+ 14,482
Roofing Adj	+ 4.21	Garage Cost	+ 18,788
Subfloor Adj	+ -1.09	Total RCN	= 219,911
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 103,358
Plumbing Adj	+ 9.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,553
Adj Base Cost	= 123,44	Lot Value	+ 64,557
Total Area	x 1,512	Indicated Value	= 181,110
Adjusted Cost	= 186,641	Value Per SqFt	119.78

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	214,684 141.99 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	248,210 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	116,553
Lot Value	64,557
Indicated Value	181,110 119.78 Per SqFt
Agland Value	
Site Improvements	48,871
Total Value	229,981 152.10 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	26914	28x4		112	23.91		2,678
PRCH	SLAB PORCH - COVERED	26915	24x12		288	23.29		6,708



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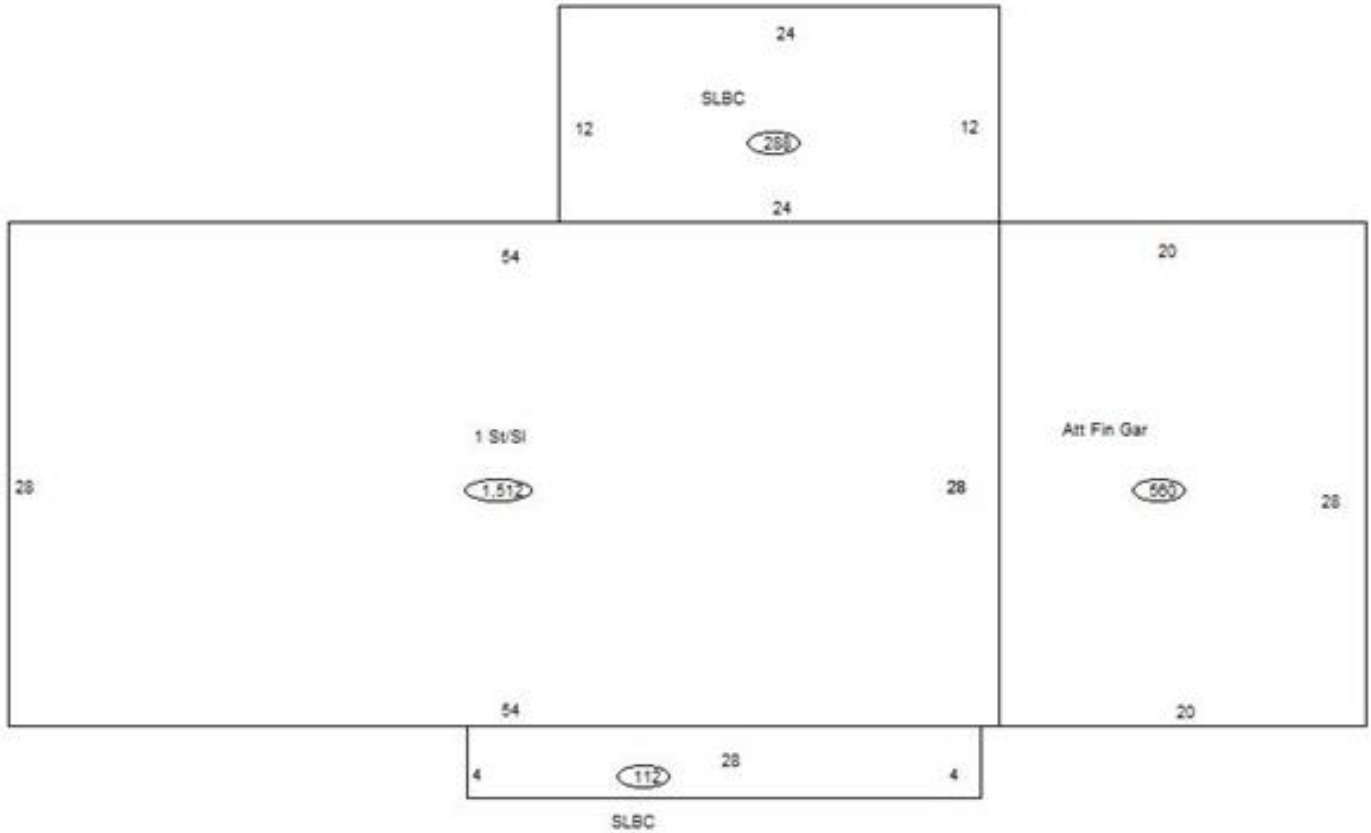
Date 04/16/2026

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### Sketch Image

660011448



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,512	1.000	1,512
2	G	5		10	Att Fin Gar	560	1.000	560
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PRCH		10	SLBC	288	1.000	288
<b>Total Building Area</b>						1,512		1,512



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 400)		1,844		1,844	1,844
	SHDS	Shed - Small	8x8x8	Plank	Formed Metal	64
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.90 x 64)		1,786		1,786	661
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.39 x 1,500)		42,585		42,585	8,517
	SPLG	Swimming Pool - In Ground	30x13x0	Concrete		390
	Qual	4	Cond 4	Year 2010	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (58.13 x 390)		22,671		22,671	11,562
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.95 x 192)		3,638		3,638	1,673
	LOAF	Loafing Shed	18x12x8	Dirt	Formed Metal	216
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 216)		1,473		1,473	869