




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 06:25:57
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Assessment Data					Primary Image																																																																																																																				
Account 660014903 Parcel ID 20N15E-16-1-00000-000-0000 Cadastral ID 16-20-15-00900 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 348172 MELLOTT, JANET K TRUST 125 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs 27405 S HWY 66 Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 16 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-20\IMG_001 12/22/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.21597515 -95.71474912 TH PT W2 NE & TH PT SE NW LYING SOUTH & EAST HWY 66 & N & E OF PORT CHANNEL & NE NW SE LYING N & E OF PORT CHANNEL																																																																																																																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	7,067
Site Improvements	101,226
Total Value	108,293 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x60x14	Concrete	Formed Metal	3,600
	Qual 5	Cond 3	Year 2012	Eff Age 11		

Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (34.99 x 3,600)	125,964		125,964	27,712	98,252

	PATC	Patio - Covered	20x12x10	Concrete	Formed Metal	240
	Qual 3	Cond 3	Year 2012	Eff Age 11		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (15.73 x 240)	3,775		3,775	1,963	1,812

	LOAF	Loafing Shed	14x22x8	Base	Formed Metal	308
	Qual 3	Cond 3	Year 2009	Eff Age 13		

Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
Base Cost (7.12 x 308)	2,193		2,193	1,031	1,162



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 54 x 28
Condition	3 - Average
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,512 / 1,512
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	484 Detached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

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	38.35	Total Misc Impr	+	9,220			
Roofing Adj	+ 3.15	Garage Cost	+	28,483			
Subfloor Adj	+ 0.00	Total RCN	=	120,591			
Heat/Cool Adj	+ 3.43	Depreciation (66%)	-	79,590			
Plumbing Adj	+ 9.89	Lump Sums	+	1,240			
Basement Adj	+ 0.00	RCNLD	=	42,241			
Adj Base Cost	= 54.82	Lot Value	+				
Total Area	x 1,512	Indicated Value	=	42,241			
Adjusted Cost	= 82,888	Value Per SqFt		27.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,241		
Lot Value			
Indicated Value	42,241	27.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	42,241	27.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	Enclosed Porch - Kneewall Screen	135109	16x12		192	19.46		3,736
EPSW	Enclosed Porch - Solid Wall	181284	8x8		64	47.61		3,047
WODO	Wood Deck - Open	181285	324		324	19.14	80%	1,240
WDBS	Wood Burning Stove		1		1	2,436.61		2,437



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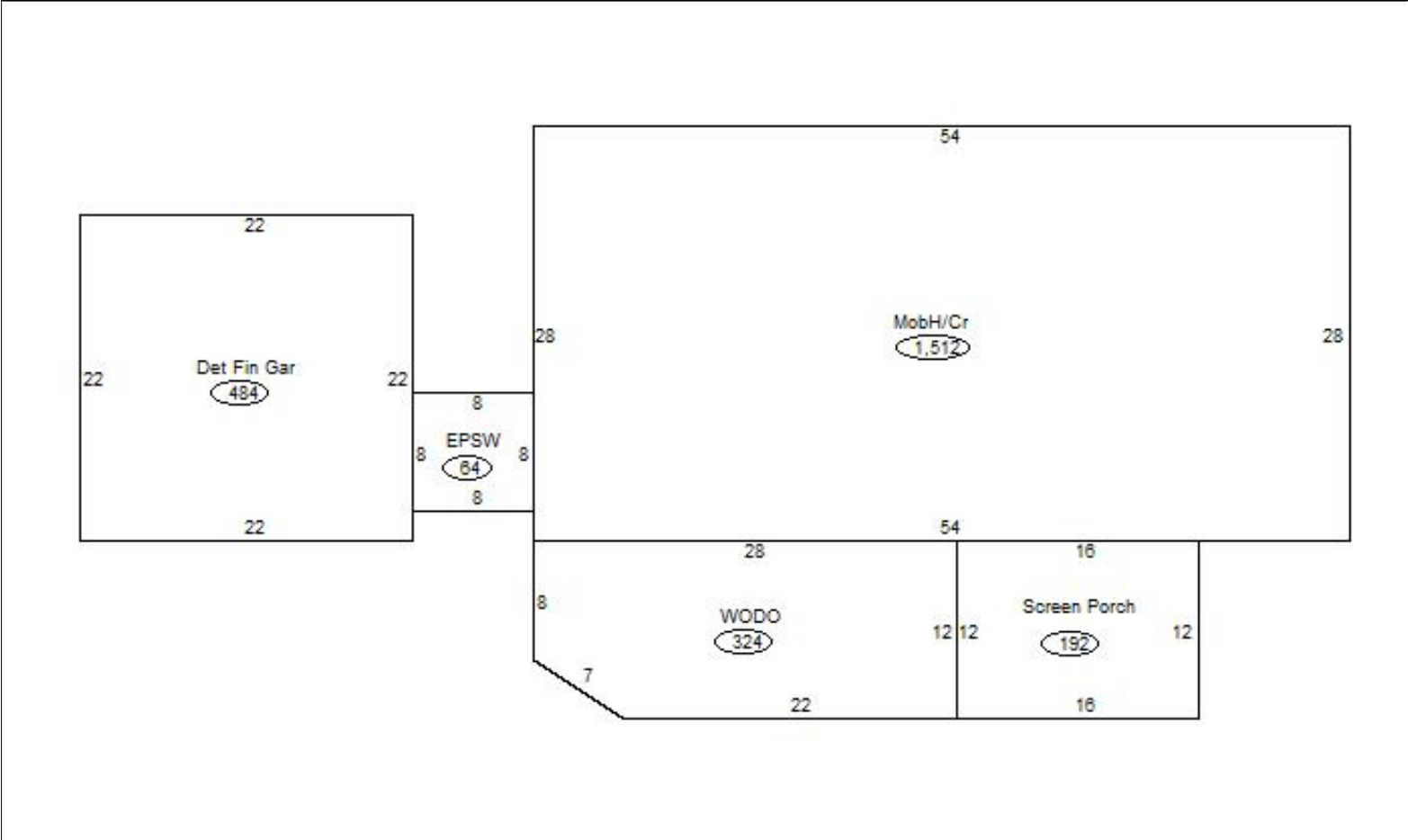
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	13	MobH/Cr	1,512	1.000	1,512
2	M	EPKS		13	Screen Porch	192	1.000	192
3	G	6		13	Det Fin Gar	484	1.000	484
4	M	EPSW		13	EPSW	64	1.000	64
5	M	WODO		13	WODO	324	1.000	324
Total Building Area						1,512		1,512



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			27.769	104	104	2,899	2,899
W	WATER	TMBR	0			2.936	0	0	0	0
TMBR Totals						30.704			2,899	2,899
VE	VERDIGRIS CLAY LOAM	NTV PST	90			19.296	216	216	4,168	4,168
NTV PST Totals						19.296			4,168	4,168
Total Agland						50.000			7,067	7,067