



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:35:51  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014959 <b>Parcel ID</b> 21N15E-16-1-00000-000-0000 <b>Cadastral ID</b> 16-21-15-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 343179 DONALDSON, MICHAEL RICHARD REVOCABLE INTER VIVOS TRUST  PO BOX 140265 BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 06898 E HWY 20 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11 - Acres <b>Sec/Twn/Rng</b> 16 / 21 / 15 / 1 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30574566 -95.70550210																																																																																																																									
TR NW NE NE DESC AS BEG: SE/C N89-55W ALG S/L 183.93'; N2-58 54W 219.74' TO PT ON LINE 33' FROM & PERP TO & LYING S OF C/L HWY 20; N75-27E REMAINING PAR TO & 33' FROM C/L 201.83' TO PT ON E/L; S 270.41' TO POB AND NE NE NE LYING E & S HWY AND N2 SE NE NE. LESS TR FOR ODOT DESC 2018-018087 AS COMM NE/C NE NE NE;					<b>Building Permits</b> <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																																																																																																											
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Date 04/17/2026  
 Time 01:35:52  
 Page 2

Lot Data		Square-Foot - UNPLATTED (ACRES)
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,878 / 2,582
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

### 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	154,199		
Lot Value			
Indicated Value	154,199	59.72	Per SqFt
Agland Value	1,008		
Site Improvements	33,362		
Total Value	188,569	73.03	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	86.84	Total Misc Impr	+	14,534
Roofing Adj	+ 3.46	Garage Cost	+	15,527
Subfloor Adj	+ 0.00	Total RCN	=	307,342
Heat/Cool Adj	+ 12.64	Depreciation ( 51%)	-	156,744
Plumbing Adj	+ 4.45	Lump Sums	+	3,601
Basement Adj	+ 0.00	RCNLD	=	154,199
Adj Base Cost	= 107.39	Lot Value	+	
Total Area	x 2,582	Indicated Value	=	154,199
Adjusted Cost	= 277,281	Value Per SqFt		59.72

### 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	35860	17x7		119	26.55		3,159
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	35862	18x11		198	29.09		5,760
WODO	WOOD DECK - OPEN	35863	16x13		208	21.64	20%	3,601



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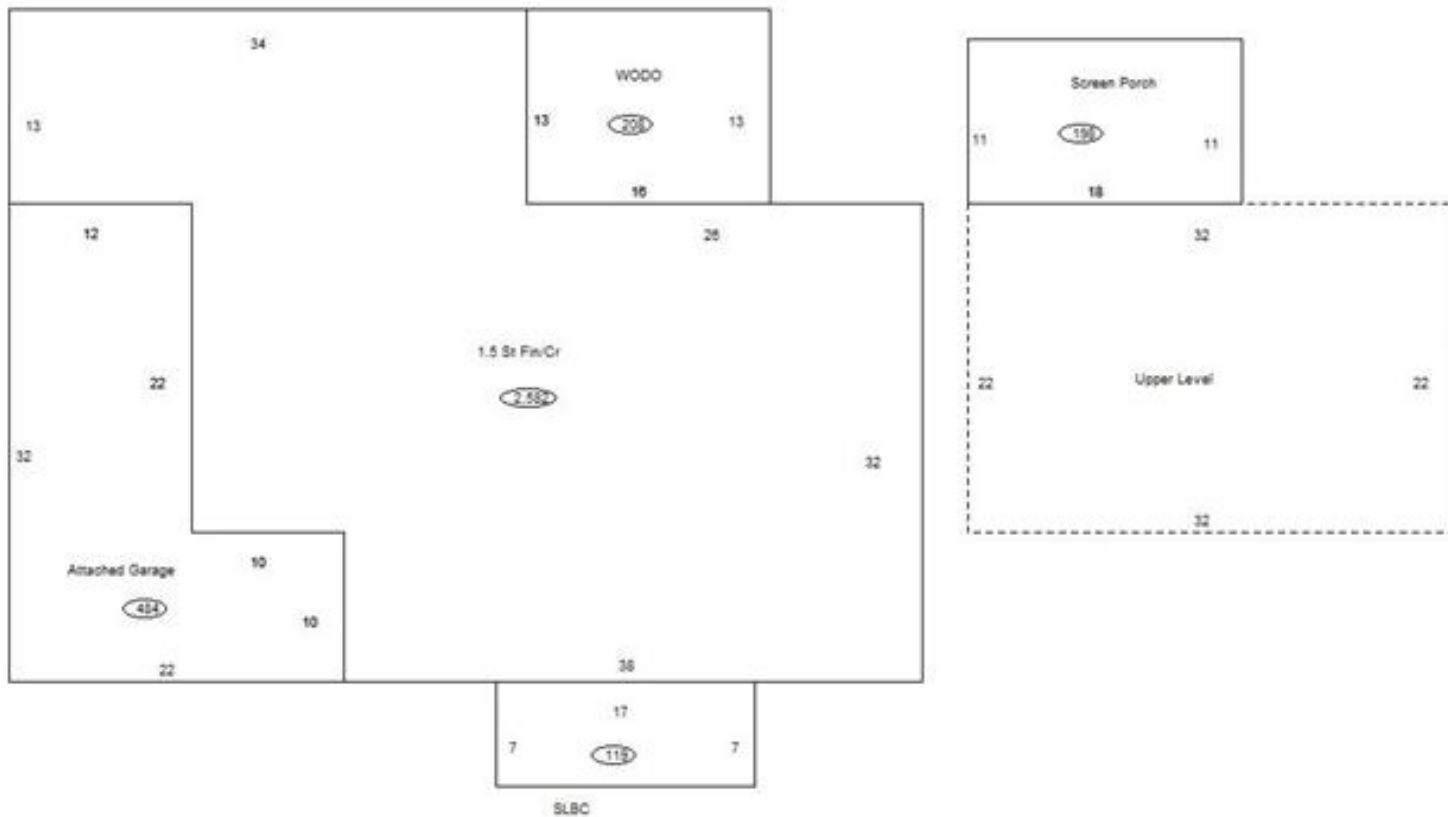
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Date 04/17/2026  
 Time 01:35:52  
 Page 3

### Sketch Image

660014959



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,878	1.375	2,582
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	119	1.000	119
4	U	^UL	Overhang	10	Upper Level	704	1.000	704
5	M	EPKS		10	Screen Porch	198	1.000	198
6	M	WODO		10	WODO	208	1.000	208
<b>Total Building Area</b>						<b>1,878</b>		<b>2,582</b>



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Date 04/17/2026  
 Time 01:35:52  
 Page 4

660014959

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,080
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.87 x 1,080) 33,340		<b>Modifier Total</b>	<b>RCN</b> 33,340	<b>Depr (1% Phys/ % Func)</b> 333	<b>RCNLD</b> 33,007
	STF	STG FAIR	8x10x0			80
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x 80) 374		<b>Modifier Total</b>	<b>RCN</b> 374	<b>Depr (5% Phys/ % Func)</b> 19	<b>RCNLD</b> 355



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Date 04/17/2026  
Time 01:35:52  
Page 5

### Agland Inventory

660014959

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	NTV PST	58		104	9.000	104	104	936	936
SO	SOGN SOILS	NTV PST	15			2.000	36	36	72	72
<b>NTV PST Totals</b>						11.000			1,008	1,008
<b>Total Agland</b>						11.000			1,008	1,008