



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660017395 Parcel ID 20N15E-19-2-00000-000-0000 Cadastral ID 19-20-15-07710 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 341177 BARBEE, JOSHUA 1/3 INT & JEFFERY BARBEE 1/3 INT & JON BARBEE 1/3 INT 26710 DUCK POND LN CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 03229 N HWY 167 Subdivision Lot/Block / Parcel Size 5.46 - Acres Sec/Twn/Rng 19 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20336911 -95.75629220 TR IN E2 NW, BEG NW/C S 719. 20'; S10-04E 310.19'; N49-28E 647.57' TO WLY ROW RR; S28-45E 241.91'; N61-14-52E ALG ROW 50'; S28-45 08E 238.79'; S88-48-09W 156.88'; S01-11-51E 140'; W 598.61' TO PT SD PT BEING ELY ROW HWY 167;					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>R12</td> <td>R12 BUILDING NEW HOME</td> <td>04/2011</td> <td>07/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12 BUILDING NEW HOME	04/2011	07/2011																																																																																																							
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5.46							
Non-Ag Acres	5.2112							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	226,998.00 x .34 = 77,441							
Factor Value								
Adjustments	1.0000							
Lot Value	77,441							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent				
Roof Cover				Indicated Value				
Area on Slab								
Fixture/RghIn	/			Multiple Regression				
Bed/F/H Bath	/ /			MRA Code				
Basement Area				Adusted R				
Garage Type				Indicated Value				
Remodel								
Year/Eff Age	/			Direct Comparables				
Cost Approach		Manual : 01/2025		Selection Model				
Base Cost	0.00	Total Misc Impr	+ 0	1 Res				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Adjustment Model				
Subfloor Adj	+ 0.00	Total RCN	= 0	A2 AO Test				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Comparables				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Indicated Value				
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 77,441	Value Reconciliation				
Total Area	x	Indicated Value	= 77,441	Selected Approach Cost Approach				
Adjusted Cost	= 0	Value Per SqFt	0.00	Improvements				
				Lot Value				
				Indicated Value				
				Agland Value				
				Site Improvements				
				Total Value				
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
	EQSH	Equipment Shed	20x20x8	Gravel	Formed Metal	400
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (22.00 x 400)	8,800	8,800	1,320	7,480



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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	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
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	
Remodel	
Year/Eff Age	1999 / 16

\\tsclient\C\PICS\2017-09-21\IMG_0024.JPG 9/21/2017

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	40.64	Total Misc Impr	+	0			
Roofing Adj	+ 3.66	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	93,048			
Heat/Cool Adj	+ 4.00	Depreciation (47%)	-	43,733			
Plumbing Adj	+ 13.24	Lump Sums	+	17,104			
Basement Adj	+ 0.00	RCNLD	=	66,419			
Adj Base Cost	= 61.54	Lot Value	+				
Total Area	x 1,512	Indicated Value	=	66,419			
Adjusted Cost	= 93,048	Value Per SqFt		43.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,419		
Lot Value			
Indicated Value	66,419	43.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	66,419	43.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	135106	12x10		120	32.70		3,924
WODO	Wood Deck - Open	189923	28x10		280	22.56		6,317
WODC	Wood Deck - Covered	189924	12x10		120	57.19		6,863



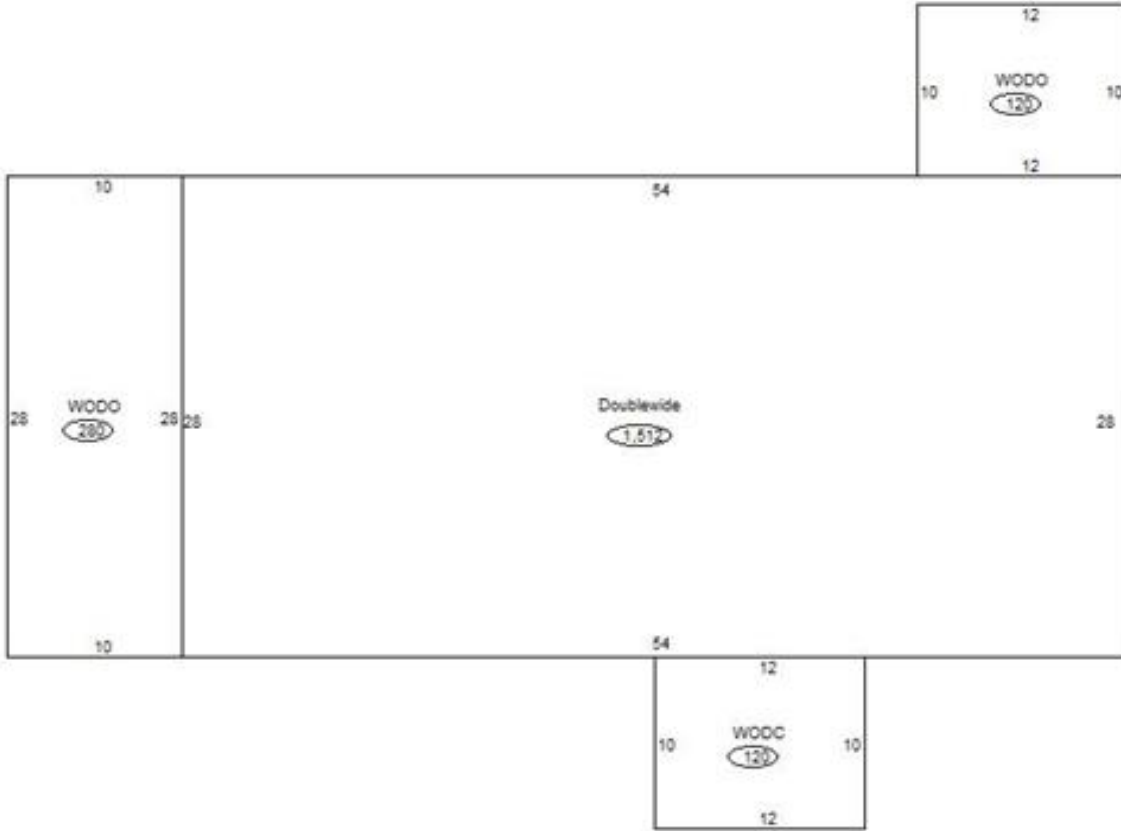
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,512	1.000	1,512
2	M	WODO		10	WODO	120	1.000	120
3	M	WODO		10	WODO	280	1.000	280
4	M	WODC		10	WODC	120	1.000	120
Total Building Area						1,512		1,512