



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:40:53
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017433 Parcel ID 000000-00-0-00681-001-0023 Cadastral ID 19-20-16-01420 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 310014 MITCHELL, ROGER L & JANIE S 28955 S RIVER RD CATOOSA OK 74015-0000 Parcel Location Situs 28955 S RIVER RD Subdivision RIVER PORT RANCH Lot/Block 0023 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660017433_001.JPG 11/5/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19258683 -95.64858302																																																																																																																									
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026
 Time 22:40:53
 Page 2

Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.043	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,431.00 x 1.32 = 59,929	
Factor Value		
Adjustments	1.0000	
Lot Value	59,929	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,484 / 2,228
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,484
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

Cost Approach		Manual : 01/2025	
Base Cost	82.70	Total Misc Impr	+ 17,652
Roofing Adj	+ 3.19	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 247,894
Heat/Cool Adj	+ 10.30	Depreciation (37%)	- 91,721
Plumbing Adj	+ 7.15	Lump Sums	+ 5,491
Basement Adj	+ 0.00	RCNLD	= 161,664
Adj Base Cost	= 103.34	Lot Value	+ 59,929
Total Area	x 2,228	Indicated Value	= 221,593
Adjusted Cost	= 230,242	Value Per SqFt	99.46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,374	74.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	14,840		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,664		
Lot Value	59,929		
Indicated Value	221,593	99.46	Per SqFt
Agland Value			
Site Improvements	15,935		
Total Value	237,528	106.61	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	42209	20x8		160	20.79		3,326
PRCH	SLAB PORCH - COVERED	42211	486		486	20.06		9,749
BALW	BALCONY - WOOD	42212	12x8		96	25.04		2,404
WODO	WOOD DECK - OPEN	119216	20x13		260	16.96	30%	3,087

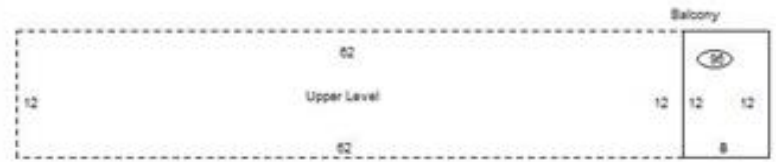
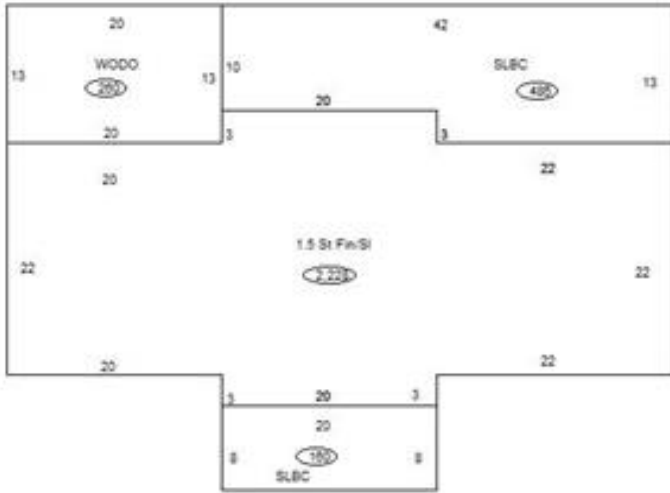


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 Page 3

Sketch Image

660017433



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,484	1.501	2,228
2	M	PRCH		13	SLBC	160	1.000	160
3	U	^UL	Overhang	13	Upper Level	744	1.000	744
4	M	PRCH		13	SLBC	486	1.000	486
5	M	BALW		13	Balcony	96	1.000	96
6	M	WODO		13	WODO	260	1.000	260
Total Building Area						1,484		2,228



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 Page 4

660017433

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x30x10	Gravel	Formed Metal	600
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary Base Cost (4.95 x 600) 2,970		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	GRDT	Garage - Detached	26x30x10	Base	Formed Metal	780
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (27.24 x 780) 21,247		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD