




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:55:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018076 <b>Parcel ID</b> 20N15E-20-4-00000-000-0000 <b>Cadastral ID</b> 20-20-15-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 162054 TREAT, EVERETT L &  DEBRA D PO BOX 1476 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 22107 APACHE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.02 - Acres <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-06-16 06-16-17\06-16-17 011.J 6/30/2017</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.19188005 -95.73013646																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3.02 <b>Non-Ag Acres</b> 3.1056 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 135,280.00 x .40 = 54,511 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 54,511		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,530 / 2,530
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,530
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	5 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	676 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1968 / 44



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	292,662	115.68	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	103.12	<b>Total Misc Impr</b>	+	18,000	
<b>Roofing Adj</b>	+ 4.50	<b>Garage Cost</b>	+	20,327	
<b>Subfloor Adj</b>	+ -2.16	<b>Total RCN</b>	=	359,333	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 49%)</b>	-	176,073	
<b>Plumbing Adj</b>	+ 8.78	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	183,260	
<b>Adj Base Cost</b>	= 126.88	<b>Lot Value</b>	+	54,511	
<b>Total Area</b>	x 2,530	<b>Indicated Value</b>	=	237,771	
<b>Adjusted Cost</b>	= 321,006	<b>Value Per SqFt</b>		93.98	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	183,260		
<b>Lot Value</b>	54,511		
<b>Indicated Value</b>	237,771	93.98	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,005		
<b>Total Value</b>	267,776	105.84	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	43497	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	43498	382		382	25.73		9,829



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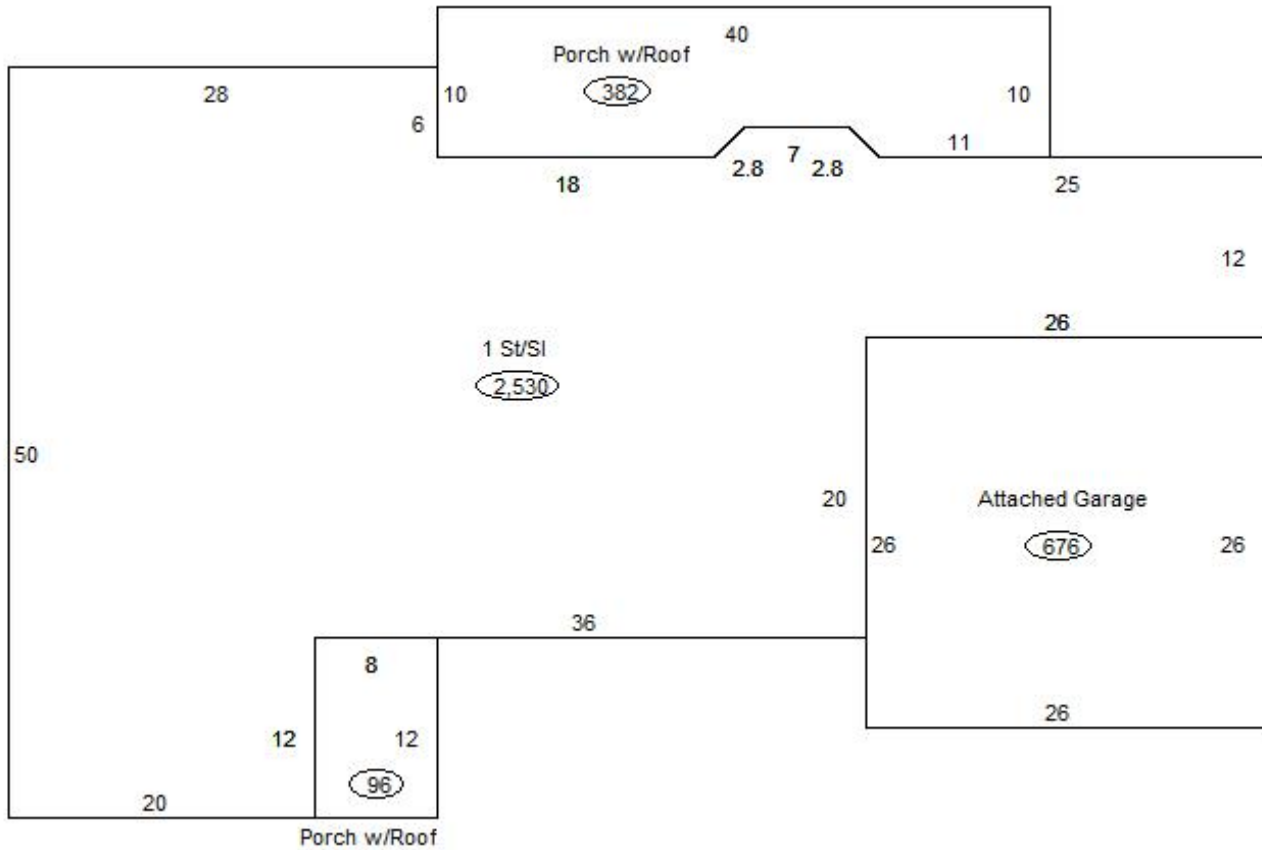
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,530	1.000	2,530
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	382	1.000	382
<b>Total Building Area</b>						2,530		2,530



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	LF	LOAFING SHED	20x15x0			300
	Qual	Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 300)	1,278		1,278	511	767
	UTIL	Shop Building	30x30x0			900
	Qual	2 Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.93 x 900)	29,637		29,637	2,964	26,673
	LNT0	Lean To - Attached	30x10x0			300
	Qual	Cond	Year	2021	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.50 x 300)	2,850		2,850	285	2,565
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3 Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000	30,000	