



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660018688 Parcel ID 20N15E-21-3-00000-000-0000 Cadastral ID 21-20-15-00600 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 333624 TREEMAN, JAMES CHRISTOPHER 15641 E 85TH PL N OWASSO OK 74055-0000 Parcel Location Situs 06050 E 570 RD UNIT A Subdivision Lot/Block / Parcel Size 18.47 - Acres Sec/Twn/Rng 21 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.19344502 -95.72317613 E2 SW SW LESS 1.53 AC TO TURNPIKE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,652 / 3,652
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,652
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45

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	106.18	Total Misc Impr	+ 93,106				
Roofing Adj	+ 5.51	Garage Cost	+ 0				
Subfloor Adj	+ -4.30	Total RCN	= 570,057				
Heat/Cool Adj	+ 16.31	Depreciation (50%)	- 285,029				
Plumbing Adj	+ 6.90	Lump Sums	+ 6,369				
Basement Adj	+ 0.00	RCNLD	= 291,397				
Adj Base Cost	= 130.60	Lot Value	+ 0				
Total Area	x 3,652	Indicated Value	= 291,397				
Adjusted Cost	= 476,951	Value Per SqFt	79.79				

Value Reconciliation			
Selected Approach Cost Approach			
Improvements	291,397		
Lot Value			
Indicated Value	291,397	79.79	Per SqFt
Agland Value	1,138		
Site Improvements	57,064		
Total Value	349,599	95.73	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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	1994	0.00		
PRCH	SLAB PORCH - COVERED	45401	694		694	30.71		21,313
PRCH	SLAB PORCH - COVERED	45402	170		170	32.44		5,515
PRCH	SLAB PORCH - COVERED	45403	27x6		162	32.49		5,263
EPSW	Enclosed Porch - Solid Wall	45404	664	2013	664	80.98		53,771
WODO	WOOD DECK - OPEN	45405	600		600	21.23	50%	6,369



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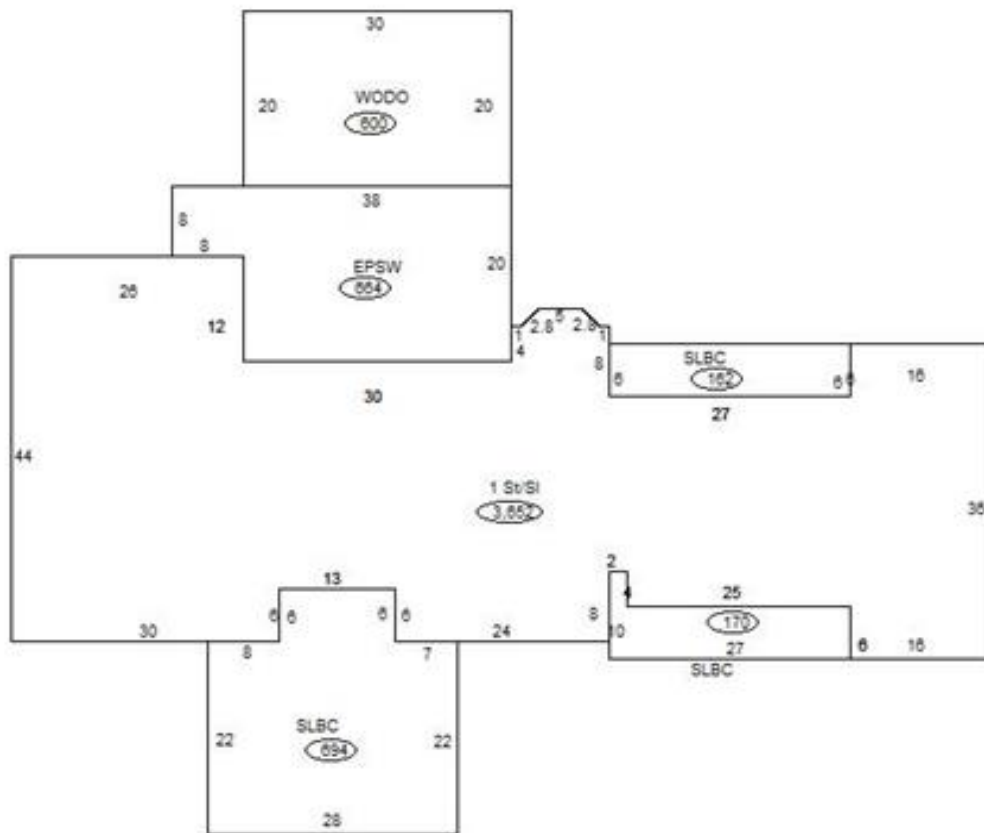
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	3,652	1.000	3,652
2	M	PRCH		20	SLBC	694	1.000	694
3	M	PRCH		20	SLBC	170	1.000	170
4	M	PRCH		20	SLBC	162	1.000	162
5	M	EPSW		20	EPSW	664	1.000	664
6	M	WODO		20	WODO	600	1.000	600
Total Building Area						3,652		3,652



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	36x86x10	Concrete	Formed Metal	3,096
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (23.61 x 3,096)		73,097	73,097	18,274	54,823
	CPRV	Carport - RV	18x22x12	Concrete	Formed Metal	396
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (11.79 x 396)		4,669	4,669	2,428	2,241



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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
HC	HECTOR STONY SANDY LOAM	IMP PST	20			17.500	56	56	980	980
OS	OSAGE CLAY	IMP PST	58			.970	162	162	158	158
IMP PST Totals						18.470			1,138	1,138
Total Agland						18.470			1,138	1,138