



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:50
 Page 1

Assessment Data					Primary Image														
Account 660019606 Parcel ID 20N15E-23-3-00000-000-0000 Cadastral ID 23-20-15-00200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 182434 SINOR, CHRISTOPHER J 8431 E 570 RD CATOOSA OK 74015-0000 Parcel Location Situs 08431 E 570 RD Subdivision Lot/Block / Parcel Size 18.67 - Acres Sec/Twn/Rng 23 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660019606_002.JPG 10/29/2025</p>														
Legal Description Lat/Long: 36.19222259 -95.68385334																			
LOT 9, LESS 2.44 AC TO GOV'T TR #408					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	971/723	COOK, DONALD R	10/21/1994	30,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	0		Land Value 3,464	3,464	11%	381	Assessed	31,459	3,141.50										
Year Frozen	0		Improvements 301,274	282,534		31,078	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 304,738	285,998		31,459	Total Taxable	30,459	3,049.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019606	SINOR, CHRISTOPHER J			22	278,058	1000	29,543	2,957.00										
2024	2024-660019606	SINOR, CHRISTOPHER J			22	269,581	1000	28,654	2,800.00										
2023	2023-660019606	SINOR, CHRISTOPHER J			22	283,015	1000	27,833	2,618.00										
2022	2022-660019606	SINOR, CHRISTOPHER J			22	280,336	1000	26,993	2,546.00										
2021	2021-660019606	SINOR, CHRISTOPHER J			22	254,403	1000	26,177	2,493.00										
2020	2020-660019606	SINOR, CHRISTOPHER J			22	252,174	1000	25,386	2,431.00										
2019	2019-660019606	SINOR, CHRISTOPHER J			22	237,987	1000	24,617	2,384.00										
2018	2018-660019606	SINOR, CHRISTOPHER J			22	246,576	1000	23,871	2,299.00										
2017	2017-660019606	SINOR, CHRISTOPHER J			22	243,447	1000	23,147	2,259.00										
2016	2016-660019606	SINOR, CHRISTOPHER J			22	236,924	1000	22,444	2,160.00										
2015	2015-660019606	SINOR, CHRISTOPHER J			22	231,671	1000	21,761	2,104.00										
2014	2014-660019606	SINOR, CHRISTOPHER J			20	238,300	1000	21,098	1,909.00										
2013	2013-660019606	SINOR, CHRISTOPHER J			20	227,447	1000	20,454	1,831.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:50
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
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% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,706 / 3,316
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

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	86.73	Total Misc Impr	+ 9,916				
Roofing Adj	+ 3.08	Garage Cost	+ 0				
Subfloor Adj	+ -2.43	Total RCN	= 378,954				
Heat/Cool Adj	+ 16.31	Depreciation (25%)	- 94,739				
Plumbing Adj	+ 7.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 284,215				
Adj Base Cost	= 111.29	Lot Value	+ 0				
Total Area	x 3,316	Indicated Value	= 284,215				
Adjusted Cost	= 369,038	Value Per SqFt	85.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,215		
Lot Value			
Indicated Value	284,215	85.71	Per SqFt
Agland Value	3,464		
Site Improvements	17,059		
Total Value	304,738	91.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	47521	16x6		96	32.89		3,157
PRCH	SLAB PORCH - COVERED	47522	14x7		98	32.89		3,223
PATO	SLAB PORCH - OPEN	119150	32x10		320	11.05		3,536



Rogers

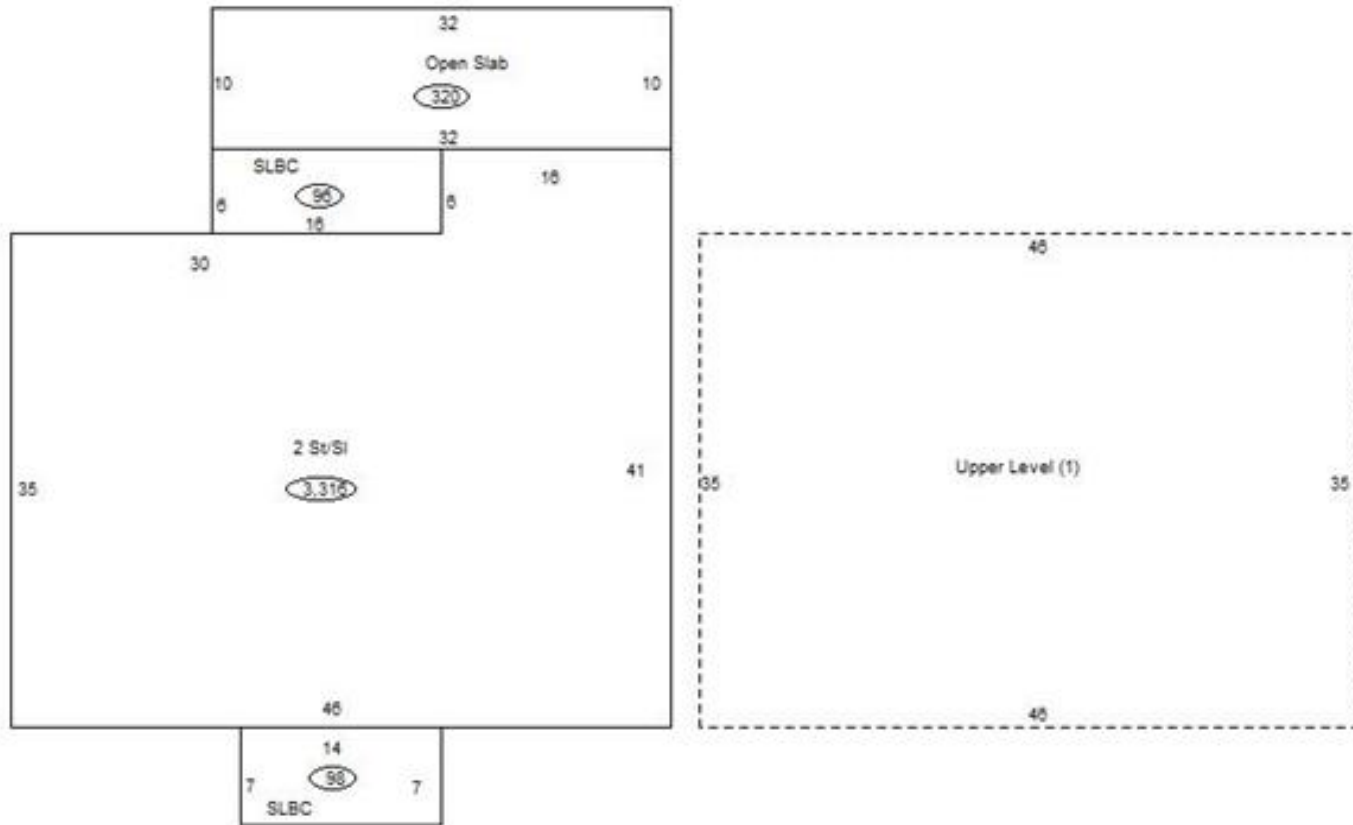
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:50
 Page 3

Sketch Image

660019606



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,706	1.944	3,316
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PRCH		13	SLBC	98	1.000	98
4	U	^UL		13	Upper Level (1)	1,610	1.000	1,610
5	M	PATO		13	Open Slab	320	1.000	320
Total Building Area						1,706		3,316



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:50
Page 4

660019606

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	40x10x0	Concrete		400
	Qual	3	Cond 3	Year 2009	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (53.33 x 400)		21,332		21,332	11,946	9,386
	GRDT	Garage - Detached	28x26x8	Concrete	Composition Shingle	728
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (17.31 x 728)		12,602		12,602	6,175	6,427
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (19.00 x 160)		3,040		3,040	1,794	1,246
	BNV	Garage - Detached - NCV	0x0x0			
	Qual	2	Cond 3	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (0.00 x)						



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:50
Page 5

Agland Inventory

660019606

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	2.670	143	143	381	381
RS	ROUGH STONY LAND	IMP PST	20		0	3.000	56	56	168	168
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	10.000	252	252	2,520	2,520
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	3.000	132	132	395	395
IMP PST Totals						18.670			3,464	3,464
Total Agland						18.670			3,464	3,464