



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660020902 <b>Parcel ID</b> 20N15E-25-3-00000-000-0000 <b>Cadastral ID</b> 25-20-15-01100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 323658 SALDIVAR-MARTINEZ, JOSE G  29677 S 4120 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 29677 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 25 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660020902 10/27/25</p> <p>660020902_001.JPG 10/29/2025</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.18127939 -95.67191401 PT S2 SW NW SW, BEG NW/C E 435.6', S 100', W 435.6' N 100' TO POB																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																				
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																																
2025	2025-660020902	SALDIVAR-MARTINEZ, JOSE G			22	144,336	0	15,352	1,533.00																																																																																
2024	2024-660020902	SALDIVAR-MARTINEZ, JOSE G			22	151,350	0	14,620	1,425.00																																																																																
2023	2023-660020902	SALDIVAR-MARTINEZ, JOSE G			22	126,584	0	13,924	1,306.00																																																																																
2022	2022-660020902	SALDIVAR-MARTINEZ, JOSE G			22	100,230	0	10,682	1,005.00																																																																																
2021	2021-660020902	SALDIVAR-MARTINEZ, JOSE G			22	92,484	0	10,173	966.00																																																																																
2020	2020-660020902	SALDIVAR-MARTINEZ, JOSE G			22	91,338	0	10,047	959.00																																																																																
2019	2019-660020902	SALDIVAR-MARTINEZ, JOSE G			22	87,949	0	9,674	935.00																																																																																
2018	2018-660020902	SALDIVAR-MARTINEZ, JOSE G			22	91,156	0	10,027	963.00																																																																																
2017	2017-660020902	BEAN, MACK HENRY			22	90,582	1000	8,964	879.00																																																																																
2016	2016-660020902	BEAN, MACK HENRY			22	88,810	1000	8,769	848.00																																																																																
2015	2015-660020902	BEAN, MACK HENRY			22	86,558	1000	8,521	829.00																																																																																
2014	2014-660020902	BEAN, MACK HENRY			20	87,838	1000	8,662	784.00																																																																																
2013	2013-660020902	BEAN, MACK HENRY			20	85,603	1000	8,416	753.00																																																																																



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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> 1 <b>Non-Ag Acres</b> 1.0747 <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> 46,812.00 x .61 = 28,363 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 28,363		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,452 / 1,452
<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>	624
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1965 / 30

660020902	10/27/25
660020902_001.JPG	10/29/2025

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	103,206	71.08	Per SqFt

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

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	102,818		
<b>Lot Value</b>	28,363		
<b>Indicated Value</b>	131,181	90.35	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,454		
<b>Total Value</b>	149,635	103.05	Total Value Per SqFt

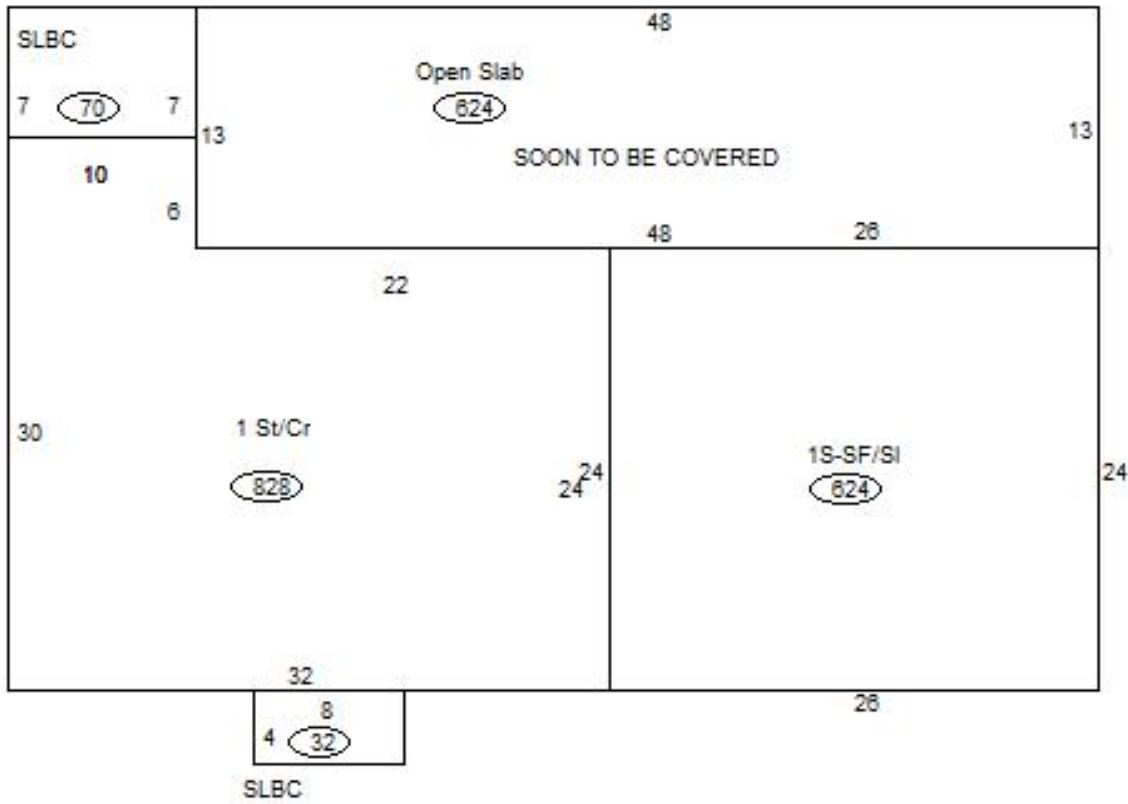
Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.27	<b>Total Misc Impr</b>	+	6,939			
<b>Roofing Adj</b>	+ 3.94	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 1.35	<b>Total RCN</b>	=	177,273			
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 42%)</b>	-	74,455			
<b>Plumbing Adj</b>	+ 6.45	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	102,818			
<b>Adj Base Cost</b>	= 117.31	<b>Lot Value</b>	+	28,363			
<b>Total Area</b>	x 1,452	<b>Indicated Value</b>	=	131,181			
<b>Adjusted Cost</b>	= 170,334	<b>Value Per SqFt</b>		90.35			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51082	8x4		32	21.19		678
PATO	SLAB PORCH - OPEN	51083	624		624	7.67		4,786
PRCH	SLAB PORCH - COVERED	51084	10x7		70	21.07		1,475



Sketch Image

660020902



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	828	1.000	828
2	M	PRCH		13	SLBC	32	1.000	32
3	M	PATO		13	Open Slab	624	1.000	624
4	M	PRCH		13	SLBC	70	1.000	70
5	R	1	Slab	13	1S-SF/SI	624	1.000	624
6	N	0		13	SOON TO BE COVERED		0.000	
<b>Total Building Area</b>						1,452		1,452



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	14x30x8	Gravel	Formed Metal	420
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.34 x 420)	3,923	3,923	2,354	1,569
	UTIL	Utility Building	30x40x10	Concrete	Galvanized Metal	1,200
	Qual 2	Cond 3	Year 2000	Eff Age 20		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.59 x 1,200)	33,108	33,108	16,223	16,885