



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:43:31  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021694 <b>Parcel ID</b> 20N15E-26-2-00000-000-0000 <b>Cadastral ID</b> 26-20-15-00410 <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> 164014 NEAL, JIMMY RICHARD  8306 E 570 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 08306 E 570 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.69 - Acres <b>Sec/Twn/Rng</b> 26 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.19092795 -95.68506120																																																																																																																									
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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> 2.5126 <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> 109,449.00 x .44 = 48,053 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,053		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,800 / 2,360
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<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>	
<b>Year/Eff Age</b>	1960 / 66

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0215\IMG\_0018. 2/16/2022

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>	143,058	60.62	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>	64,145		
<b>Lot Value</b>	48,053		
<b>Indicated Value</b>	112,198	47.54	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	17,786		
<b>Total Value</b>	129,984	55.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	74.78	<b>Total Misc Impr</b>	+ 2,429				
<b>Roofing Adj</b>	+ 2.98	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.76	<b>Total RCN</b>	= 223,773				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 72%)</b>	- 161,117				
<b>Plumbing Adj</b>	+ 3.97	<b>Lump Sums</b>	+ 1,489				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 64,145				
<b>Adj Base Cost</b>	= 93.79	<b>Lot Value</b>	+ 48,053				
<b>Total Area</b>	x 2,360	<b>Indicated Value</b>	= 112,198				
<b>Adjusted Cost</b>	= 221,344	<b>Value Per SqFt</b>	47.54				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	52324	6x5		30	21.20		636
WODC	Wood Deck - Covered	52326	236		236	31.55	80%	1,489
WDBS	Wood Burning Stove		1		1	1,793.08		1,793



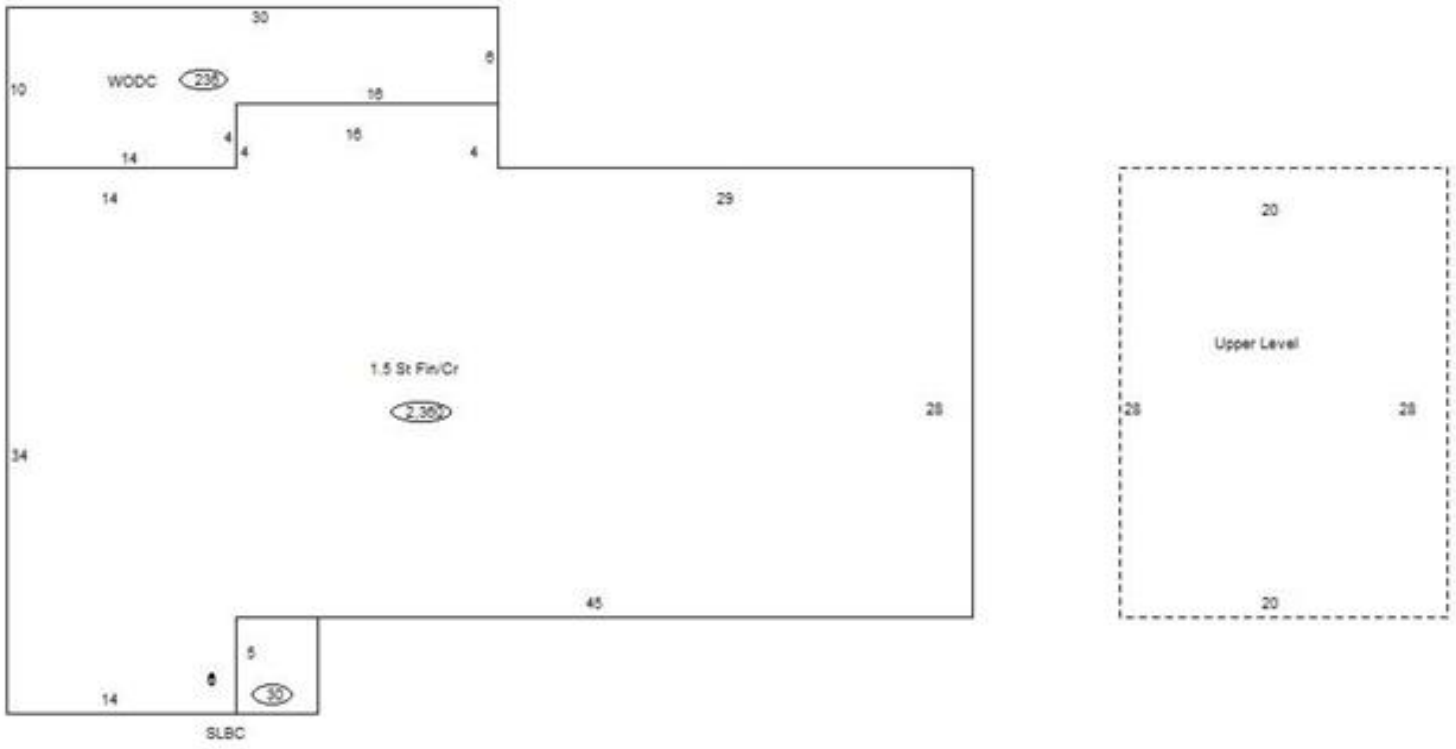
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**Sketch Image**

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,800	1.311	2,360
2	M	PRCH		10	SLBC	30	1.000	30
3	U	^UL	Overhang	10	Upper Level	560	1.000	560
4	M	WODC		10	WODC	236	1.000	236
<b>Total Building Area</b>						<b>1,800</b>		<b>2,360</b>



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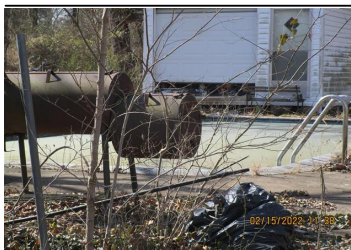
### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x14x10	Plank	Composition Shingle	196
	<b>Qual</b> 5	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (26.85 x 196)	5,263		5,263	1,000	4,263

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x40x10	Concrete	Formed Metal	960
	<b>Qual</b> 3	<b>Cond</b> 1.5	<b>Year</b> 2000	<b>Eff Age</b> 31		

Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
Base Cost (33.54 x 960)	32,198		32,198	18,675	13,523



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE NV	0x0x0			1
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b>	<b>Eff Age</b>		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 100% Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	30,000	