



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 660021702 Parcel ID 20N15E-26-2-00000-000-0000 Cadastral ID 26-20-15-01300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 281602 SMITH, ROY EDWARD & TRACY DIANE 29393 S 4110 RD CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 29393 S 4110 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18574791 -95.68950532 N2 N2 SW SW NW					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																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.4534 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 106,869.00 x .44 = 47,408 Factor Value Adjustments 1.0000 Lot Value 47,408		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0209\IMG_0005. 2/9/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,601 / 1,601
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 171,237 106.96 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	100.39	Total Misc Impr	+ 17,119	Roofing Adj	+ 4.27	Garage Cost	+ 17,361
Subfloor Adj	+ 1.15	Total RCN	= 236,318	Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 108,706
Plumbing Adj	+ 8.79	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 127,612
Adj Base Cost	= 126.07	Lot Value	+ 47,408	Total Area	x 1,601	Indicated Value	= 175,020
		Value Per SqFt	109.32	Adjusted Cost	= 201,838		

Value Reconciliation
Selected Approach Cost Approach Improvements 127,612 Lot Value 47,408 Indicated Value 175,020 109.32 Per SqFt Agland Value Site Improvements 3,874 Total Value 178,894 111.74 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	52357	528		528	22.77		12,023



Rogers

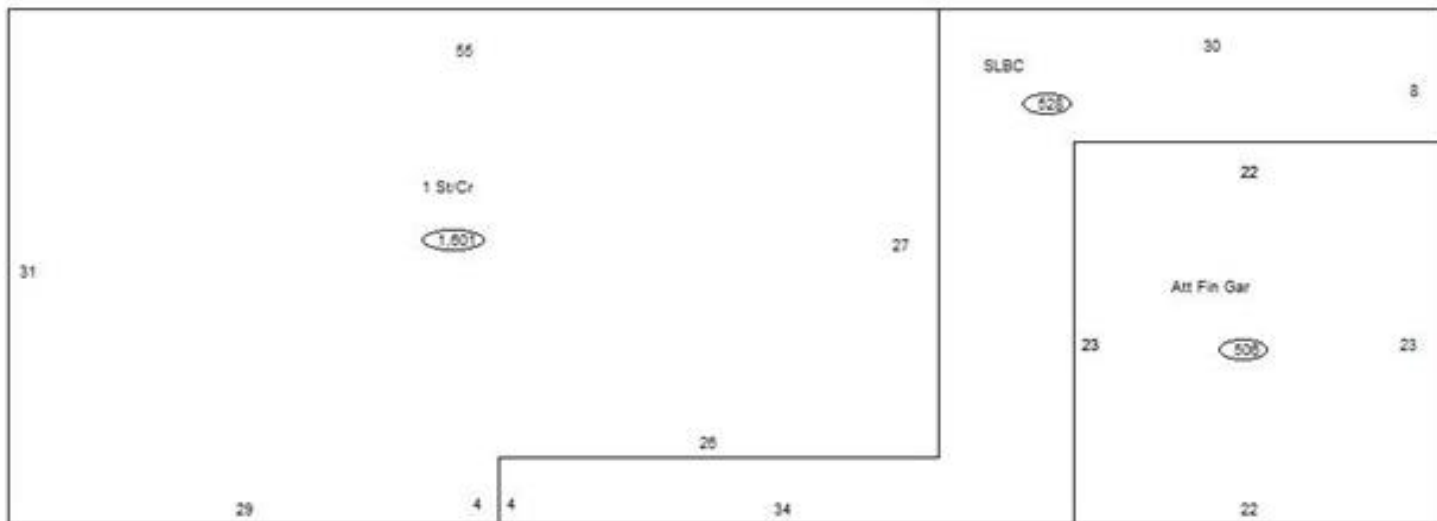
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,601	1.000	1,601
2	G	5		10	Att Fin Gar	506	1.000	506
3	M	PRCH		10	SLBC	528	1.000	528
Total Building Area						1,601		1,601



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288
	Qual 3	Cond 3	Year 2016	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (21.35 x 288)	6,149		2,275	3,874