



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:19:44
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Assessment Data					Primary Image																																																																																																																				
Account 660021709 Parcel ID 20N15E-26-4-00000-000-0000 Cadastral ID 26-20-15-01900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 347977 STANDERFER, SHANE & BEKAH 8947 E 580 RD CATOOSA OK 74015-0000 Parcel Location Situs 08947 E 580 RD Subdivision Lot/Block / Parcel Size 1.81 - Acres Sec/Twn/Rng 26 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0209\IMG_0076. 2/10/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.8429	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	80,278.00 x .50 = 40,076	
Factor Value		
Adjustments	3.2940	
Lot Value	132,010	



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Vinyl
Base/Total Area	1,439 / 1,439
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,439
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Finished
Remodel	
Year/Eff Age	1969 / 39

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	145,875 101.37 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	106,991
Lot Value	132,010
Indicated Value	239,001 166.09 Per SqFt
Agland Value	
Site Improvements	
Total Value	239,001 166.09 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.39	Total Misc Impr	+ 6,483				
Roofing Adj	+ 4.38	Garage Cost	+ 16,056				
Subfloor Adj	+ -1.17	Total RCN	= 205,752				
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 98,761				
Plumbing Adj	+ 7.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 106,991				
Adj Base Cost	= 127.32	Lot Value	+ 132,010				
Total Area	x 1,439	Indicated Value	= 239,001				
Adjusted Cost	= 183,213	Value Per SqFt	166.09				

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	52370	5x5		25	24.19		605
PATO	SLAB PORCH - OPEN	52371	12x6		72	10.86		782



Rogers

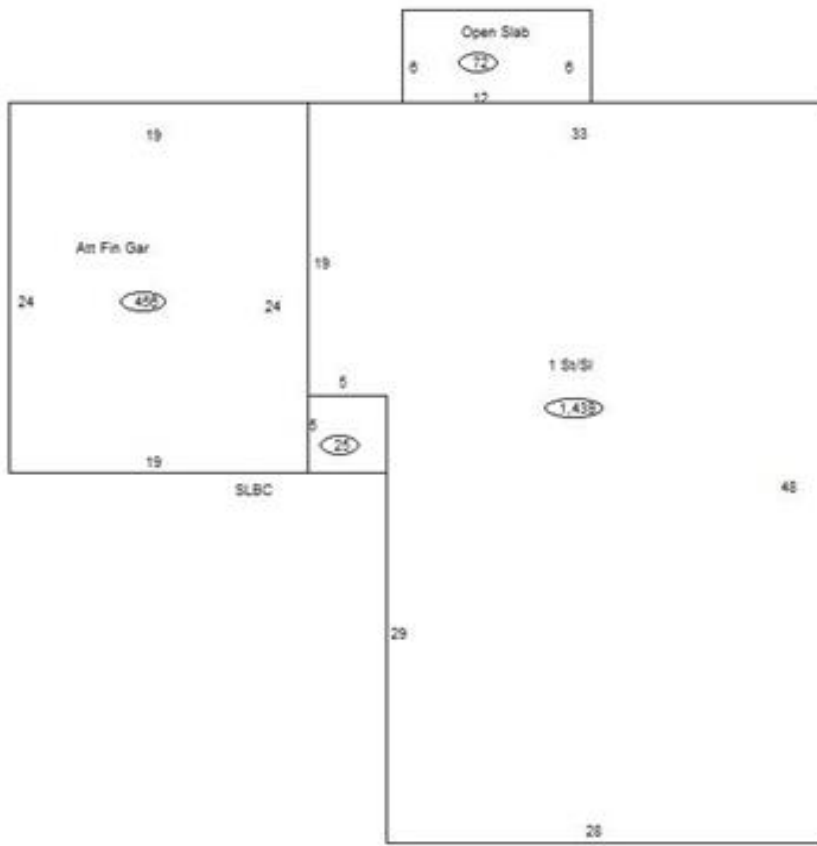
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Sketch Image

660021709



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,439	1.000	1,439
2	G	5		10	Att Fin Gar	456	1.000	456
3	M	PRCH		10	SLBC	25	1.000	25
4	M	PATO		10	Open Slab	72	1.000	72
Total Building Area						1,439		1,439