




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 660021739 Parcel ID 000000-00-0-00387-002-00082024 Cadastral ID 26-20-15-03085 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 170734 ARTHURS, ALLEN & VALERIE PROTECTION TRUST 8075 E 580 RD CATOOSA OK 74015-6270 Parcel Location Situs 08075 E 580 RD Subdivision HOPE ACRES Lot/Block 0008 / 0002 Parcel Size 1.26 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p style="text-align: right; color: orange;">02/08/2022 13:36</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0208\IMG_0072. 2/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.17730527 -95.68924274 PART LOT 8 BLOCK 2, BEG; 332.12' E SW/C LOT 8, N 330.36 E 165.99', S 330.28', W 166.06 TO POB HOPE ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3548		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	59,016.00 x .99 = 58,595		
Factor Value			
Adjustments	1.0000		
Lot Value	58,595		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,132 / 2,032
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,132
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	269,318	132.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	13,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.43	Total Misc Impr	+ 9,480
Roofing Adj	+ 2.98	Garage Cost	+ 18,963
Subfloor Adj	+ -1.40	Total RCN	= 252,491
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 80,797
Plumbing Adj	+ 9.61	Lump Sums	+ 8,865
Basement Adj	+ 0.00	RCNLD	= 180,559
Adj Base Cost	= 110.26	Lot Value	+ 58,595
Total Area	x 2,032	Indicated Value	= 239,154
Adjusted Cost	= 224,048	Value Per SqFt	117.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,559		
Lot Value	58,595		
Indicated Value	239,154	117.69	Per SqFt
Agland Value			
Site Improvements	26,079		
Total Value	265,233	130.53	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	5,615.40		5,615
WODC	WOOD DECK - COVERED	52471	24x12		288	30.78		8,865
PRCH	SLAB PORCH - COVERED	52472	146		146	26.47		3,865
SHLT	STORM SHELTER		4x6		24	0.00		

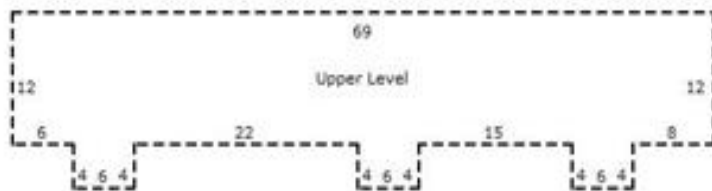
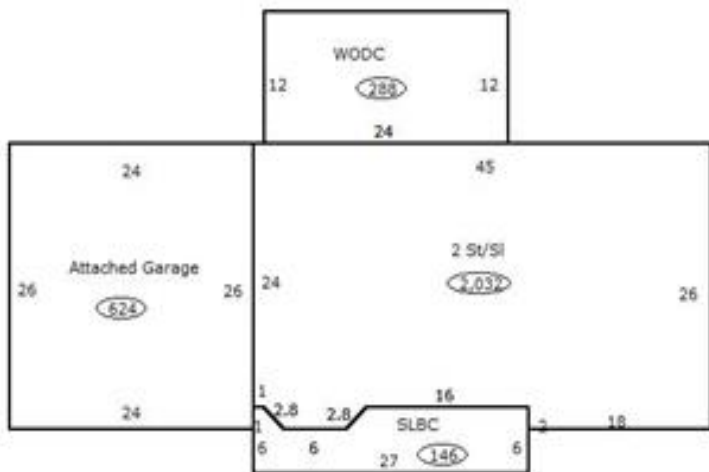


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,132	1.795	2,032
2	G	1		13	Attached Garage	624	1.000	624
3	M	WODC		13	WODC	288	1.000	288
4	M	PRCH		13	SLBC	146	1.000	146
5	U	^UL	Overhang	13	Upper Level	900	1.000	900
Total Building Area						1,132		2,032



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128	
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (25.65 x 128)		3,283	3,283	328	2,955	
UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720	
Qual	3.5	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (34.40 x 720)		24,768	24,768	6,935	17,833	
PATC	Patio - Covered	6x30x8	Concrete	Formed Metal	180	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (17.86 x 180)		3,215	3,215	2,090	1,125	
PACN	Paving - Concrete	0x0x0	Concrete		3,625	
Qual	3	Cond 3	Year 2000	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD	
Base Cost (4.42 x 3,625)		16,023	16,023	11,857	4,166	