




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:40:16
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Assessment Data					Primary Image																																																																																																																				
Account 660021747 Parcel ID 20N16E-26-2-00000-000-0000 Cadastral ID 26-20-16-00500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 310795 MCCOMBS, WILLIAM BRETT 1651 S 273RD E AVE CATOOSA OK 74015-0000 Parcel Location Situs 29185 S 4170 RD Subdivision Lot/Block / Parcel Size 18 - Acres Sec/Twn/Rng 26 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>660021747 11/05/25</p> <p>660021747_001.JPG 11/6/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.18662241 -95.57937391																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	17.9727	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	782,889.00 x .36 = 280,121	
Factor Value		
Adjustments	1.0000	
Lot Value	280,121	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,812 / 1,812
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,812
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1966 / 36

660021747	11/05/25
660021747_001.JPG	11/6/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,882	94.86	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,229		
Lot Value	280,121		
Indicated Value	417,350	230.33	Per SqFt
Agland Value			
Site Improvements	24,171		
Total Value	441,521	243.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.95	Total Misc Impr	+	7,240			
Roofing Adj	+ 4.80	Garage Cost	+				
Subfloor Adj	+ -2.30	Total RCN	=	240,752			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	103,523			
Plumbing Adj	+ 10.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,229			
Adj Base Cost	= 128.87	Lot Value	+	280,121			
Total Area	x 1,812	Indicated Value	=	417,350			
Adjusted Cost	= 233,512	Value Per SqFt		230.33			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	52493	13x10		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	52494	10x7		70	26.71		1,870
PRCH	SLAB PORCH - COVERED	52495	12x6		72	26.70		1,922



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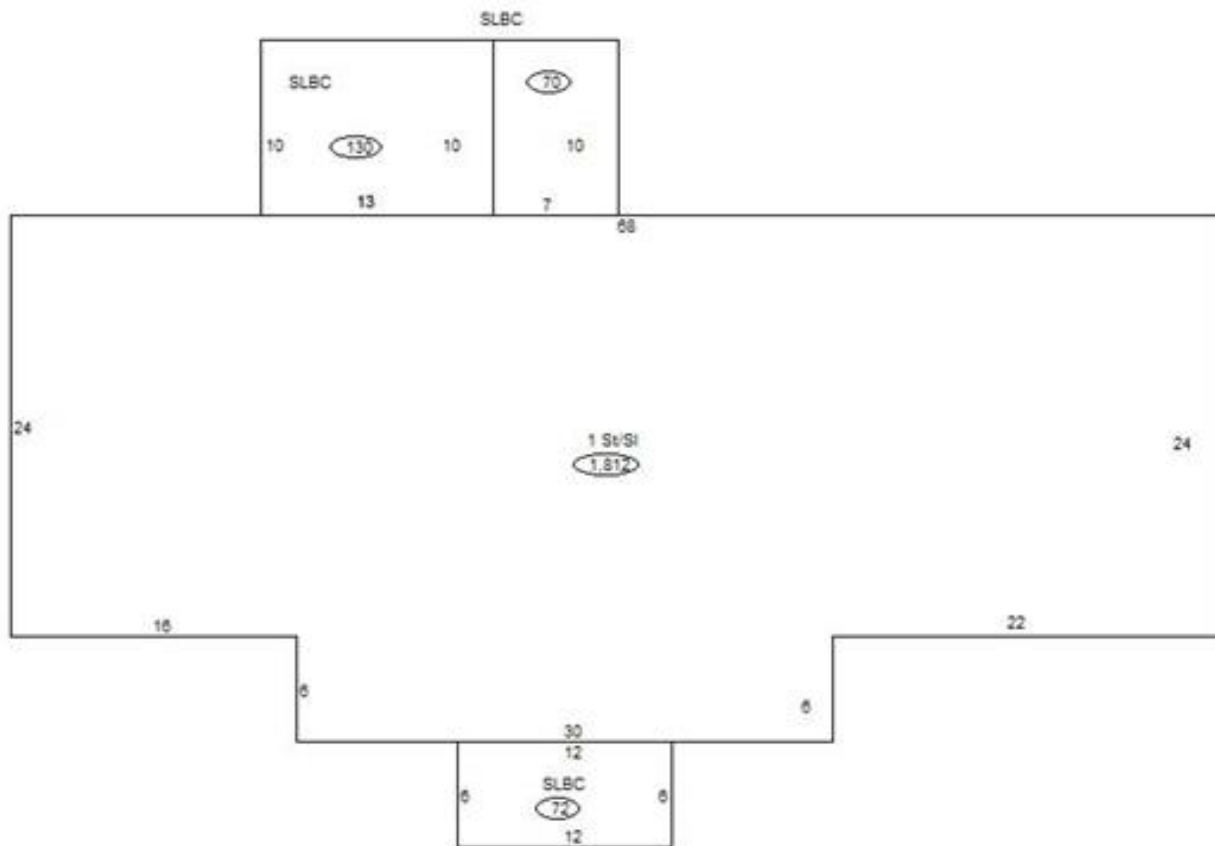
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,812	1.000	1,812
2	M	PRCH		10	SLBC	130	1.000	130
3	M	PRCH		10	SLBC	70	1.000	70
4	M	PRCH		10	SLBC	72	1.000	72
Total Building Area						1,812		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	22x24x10	Concrete	Composition Shingle	528
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (10.11 x 528)	5,338		5,338	2,776
	BNGP	Barn - General Purpose	55x60x10	Dirt	Galvanized Metal	3,300
	Qual 3	Cond 3	Year 1980	Eff Age 35		
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (16.79 x 3,300)	55,407		55,407	33,798