




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022677 <b>Parcel ID</b> 000000-00-0-00327-001-0011 <b>Cadastral ID</b> 27-20-15-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 297278 KERR, JERRY & DONNA REVOCABLE LIVING TRUST  29400 S OAK RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 29400 S OAK RD <b>Subdivision</b> GLEN OAKS PARK <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 27 / 20 / 15 / 5 <b>Neighborhood</b> 1034 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\KWP\Pictures\current\2013-05-13\086.JPG 5/13/2013</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18749511 -95.70721817																																																																																																																									
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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9621 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,910.00 x 1.15 = 48,197 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,197		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,346 / 1,346
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,346
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	500 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 37

\\tsclient\C\Users\K\W\Pictures\current\2013-05-13\086.JPG 5/13/2013

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	157,791	117.23	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	130,550		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.69	<b>Total Misc Impr</b>	+	13,415			
<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+	17,195			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	199,937			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	-	91,971			
<b>Plumbing Adj</b>	+ 10.45	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	107,966			
<b>Adj Base Cost</b>	= 125.80	<b>Lot Value</b>	+	48,197			
<b>Total Area</b>	x 1,346	<b>Indicated Value</b>	=	156,163			
<b>Adjusted Cost</b>	= 169,327	<b>Value Per SqFt</b>		116.02			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	107,966		
<b>Lot Value</b>	48,197		
<b>Indicated Value</b>	156,163	116.02	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,096		
<b>Total Value</b>	167,259	124.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55493	21x4		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	55494	10x10		100	23.95		2,395
EPSW	ENCLOSED PORCH - SOLID WALL	135053	12x12		144	62.53		9,004



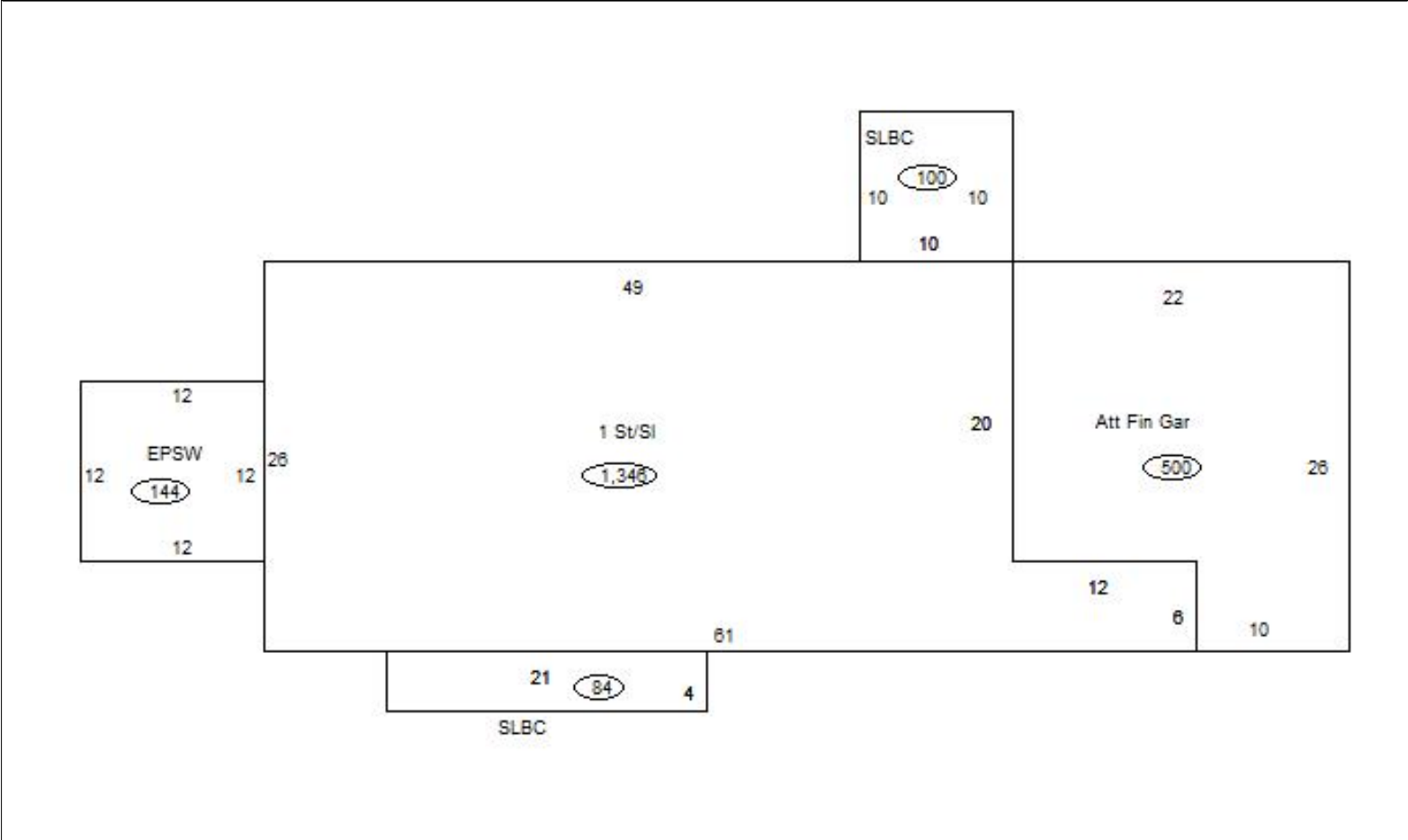
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,346	1.000	1,346
2	G	5		13	Att Fin Gar	500	1.000	500
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	100	1.000	100
5	M	EPSW		13	EPSW	144	1.000	144
<b>Total Building Area</b>						1,346		1,346



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		12x16x8	Plank	Composition Shingle	192
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.81 x 192)		4,572		4,572 869		3,703
SHDS	Shed - Small		8x10x6	Plank	Formed Metal	80
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.80 x 80)		2,064		2,064 1,073		991
CPDT	Carport - Detached		20x24x8	Concrete	Formed Metal	480
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.09 x 480)		4,363		4,363 2,618		1,745
SHDS	Shed - Small		10x10x6	Plank	Formed Metal	100
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.34 x 100)		2,834		2,834 1,474		1,360
SHDS	Shed - Small		10x10x6	Plank	Formed Metal	100
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.34 x 100)		2,834		2,834 1,474		1,360
SHDS	Shed - Small		10x16x8	Plank	Formed Metal	160
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.24 x 160)		3,238		3,238 1,910		1,328
ASC	Awing/Shelter/Carport		8x10x8	Dirt	Formed Metal	80
<b>Qual</b>	2.5	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.32 x 80)		346		346 273		73



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Base	Formed Metal	64
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2000	<b>Eff Age</b> 26		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.90 x 64)	1,786		1,786	1,250	536

GRNR	Greenhouse - Residential NV	8x6x0			48
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 1520		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (3.59 x 48)	172		172	172	

		0x0x0			
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>	0	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x )					