




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 660023662 Parcel ID 20N15E-28-3-00000-000-0000 Cadastral ID 28-20-15-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 278718 MCNABB, MAX C TRUST MURREY MICHELLE MCNABB PERS REP PO BOX 1470 CATOOSA OK 74015-0000 Parcel Location Situs 29855 S 4090 RD Subdivision Lot/Block / Parcel Size 12.05 - Acres Sec/Twn/Rng 28 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>660023662_001.JPG 10/7/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17953293 -95.72532823 W2 SW SW LESS S 525' SW SW SW																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,292 / 1,292
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	1,292 Total
Garage Type	
Remodel	
Year/Eff Age	1955 / 71

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	92.45	Total Misc Impr	+ 40,093	Roofing Adj	+ 4.95	Garage Cost	+ 0
Subfloor Adj	+ 2.43	Total RCN	= 214,177	Heat/Cool Adj	+ 10.30	Depreciation (76%)	- 162,775
Plumbing Adj	+ 7.25	Lump Sums	+ 0	Basement Adj	+ 17.36	RCNLD	= 51,402
Adj Base Cost	= 134.74	Lot Value	+ 51,402	Total Area	x 1,292	Indicated Value	= 51,402
Adjusted Cost	= 174,084	Value Per SqFt	39.78	Adjusted Cost	= 174,084	Value Per SqFt	39.78

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,402		
Lot Value			
Indicated Value	51,402	39.78	Per SqFt
Agland Value	1,681		
Site Improvements	47,016		
Total Value	100,099	77.48	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	58102	30x9		270	20.45		5,522
PRCH	SLAB PORCH - COVERED	58103	684		684	19.46		13,311
EPSW	ENCLOSED PORCH - SOLID WALL	58104	26x12		312	53.47		16,683
SHLT	STORM SHELTER			1 2017	1	0.00		



Rogers

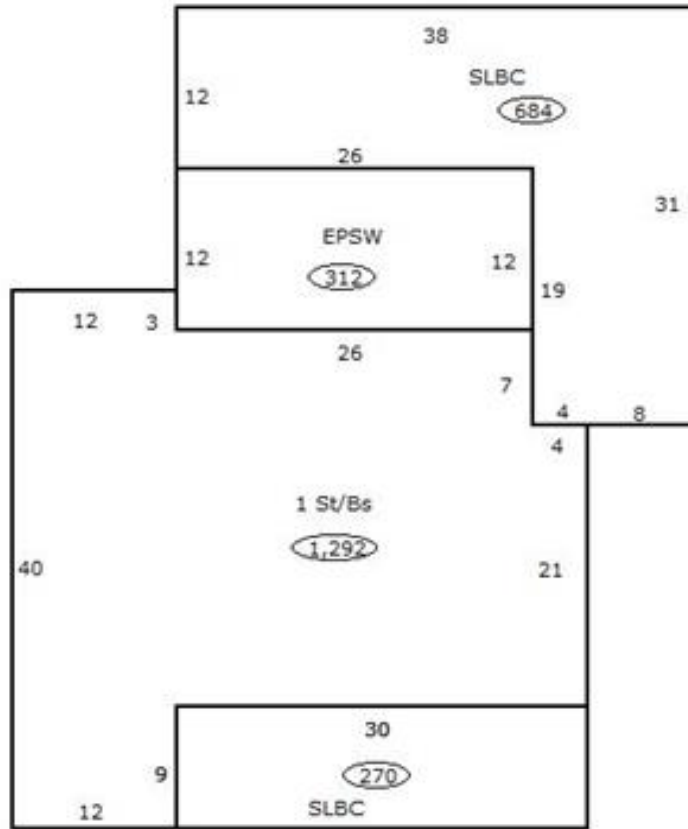
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	1,292	1.000	1,292
2	M	PRCH		13	SLBC	270	1.000	270
3	M	PRCH		13	SLBC	684	1.000	684
4	M	EPSW		13	EPSW	312	1.000	312
Total Building Area						1,292		1,292



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	12x40x8	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (9.05 x 480)	4,344		4,344	3,258	1,086
	LNT0	Lean To - Attached	19x30x8	Dirt	Formed Metal	570
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (8.63 x 570)	4,919		4,919	3,689	1,230
	UTIL	Utility Building AROUND SPLG	64x30x8	Concrete		1,920
	Qual	2	Cond 1	Year 1995	Eff Age 43	
	Valuation Summary		Modifier Total	RCN	Depr (67% Phys/ % Func)	RCNLD
	Base Cost (25.02 x 1,920)	48,038		48,038	32,185	15,853
	GBST	Grain Bin - Storage	10x10x14	Base		888
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (1.90 x 888)	1,688		1,688	1,097	591
	SPLG	Swimming Pool - In Ground VINYL	14x30x0	Base		420
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
	Base Cost (53.03 x 420)	22,273		22,273	16,259	6,014
	BNGP	Barn - General Purpose	20x40x8	Dirt	Galvanized Metal	800
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (20.40 x 800)	16,320		16,320	8,976	7,344
	BNGP	Barn - General Purpose	70x30x10	Dirt	Galvanized Metal	2,100
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (18.19 x 2,100)	38,199		38,199	23,301	14,898



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			4.120	143	143	588	588
HC	HECTOR STONY SANDY LOAM	IMP PST	20			2.000	56	56	112	112
HC	HECTOR STONY SANDY LOAM	IMP PST	20			1.000	56	56	56	56
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			4.930	188	188	925	925
IMP PST Totals						12.050			1,681	1,681
Total Agland						12.050			1,681	1,681