



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:52:05  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023673 <b>Parcel ID</b> 20N15E-28-4-00000-000-0000 <b>Cadastral ID</b> 28-20-15-01500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 309365 MOSIER, AARON PAUL & CARRIE A  29820 S 4100 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 29820 S 4100 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 28 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660023673_001.JPG 10/7/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18087323 -95.70923623																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	1.7948	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	78,181.00 x .50 = 39,342	
Factor Value		
Adjustments	1.0000	
Lot Value	39,342	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53



660023673\_001.JPG 10/7/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	89,589	81.15	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	90.96	Total Misc Impr	+	27,045	
Roofing Adj	+ 4.82	Garage Cost	+		
Subfloor Adj	+ 2.42	Total RCN	=	150,340	
Heat/Cool Adj	+ 5.00	Depreciation ( 61%)	-	91,707	
Plumbing Adj	+ 8.48	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	58,633	
Adj Base Cost	= 111.68	Lot Value	+	39,342	
Total Area	x 1,104	Indicated Value	=	97,975	
Adjusted Cost	= 123,295	Value Per SqFt		88.75	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,633		
Lot Value	39,342		
Indicated Value	97,975	88.75	Per SqFt
Agland Value			
Site Improvements	29,848		
Total Value	127,823	115.78	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	58131	24x10		240	20.54		4,930
PRCH	SLAB PORCH - COVERED	135080	38x24		912	19.23		17,538



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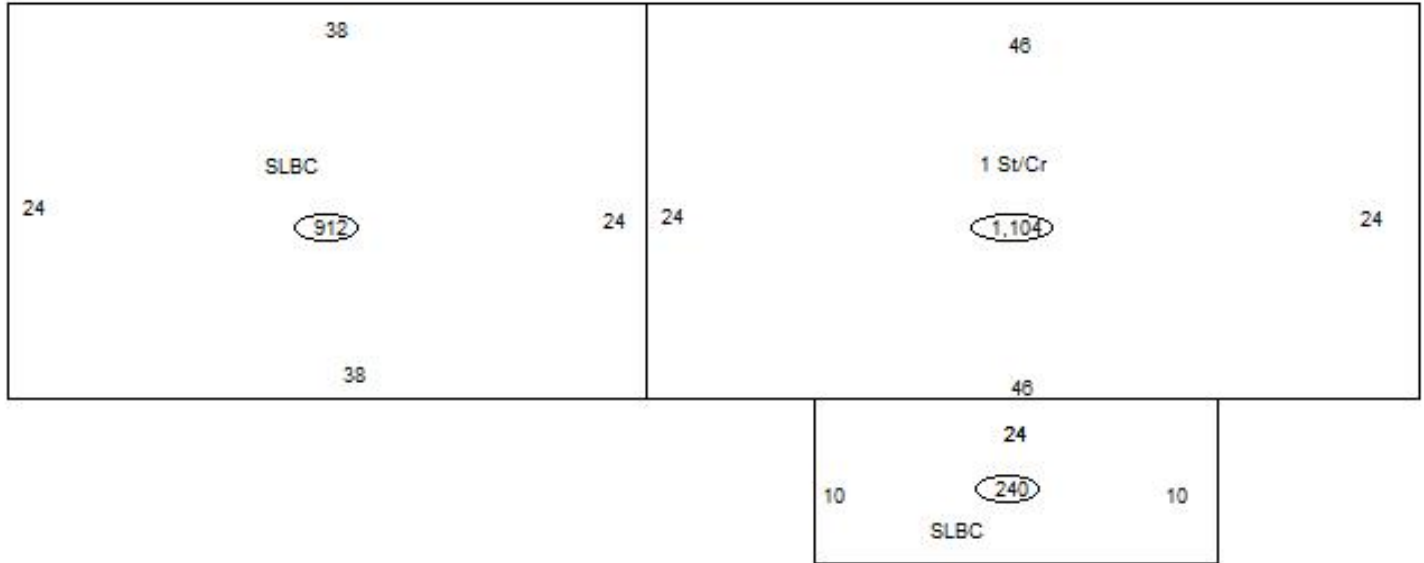
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### Sketch Image

660023673



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,104	1.000	1,104
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	912	1.000	912
<b>Total Building Area</b>						1,104		1,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	36x36x10	Base	Composition Shingle	1,296
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.22 x 1,296)	11,949		11,949	4,899	7,050
	PCPT	Carport - Portable - NCV	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 360)	1,660		1,660	1,660	
	BNGP	Barn - General Purpose	24x35x8	Plank	Composition Shingle	840
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.89 x 840)	23,428		23,428	5,857	17,571
	SHDS	Shed - Small	10x8x8	Plank	Galvanized Metal	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.80 x 80)	2,064		2,064	949	1,115
	SHDS	Shed - Small	6x8x6	Plank	Composition Shingle	48
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.38 x 48)	1,554		1,554	715	839
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	3	Cond 2	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.81 x 192)	4,572		4,572	2,377	2,195
	WODO	Wood Deck - Open	6x14x0	Plank		84
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.91 x 84)	2,344		2,344	1,266	1,078