



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 660023674 Parcel ID 20N15E-28-4-00000-000-0000 Cadastral ID 28-20-15-01600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 162704 GEORGE, VERL D CO-TRUSTEE & GERALDINE CO-TRUSTEE 29750 S 4100 RD UNIT B CATOOSA OK 74015-0000					<p>\\tsclient\C\Users\TD\OneDrive - Rogers County\Pictures\IMG_001 1/25/2022</p>																																																																																																																				
Parcel Location Situs 29750 S 4100 RD UNIT B Subdivision Lot/Block / Parcel Size 1.45 - Acres Sec/Twn/Rng 28 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18213431 -95.71020806 N 197.22' SE NE SE LESS TR DESC AS; BEG NE/C SE NE SE, TH S 197 22', E 333.41', NWLY 197.65' TO N/L SE NE SE, TH E 345.87' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1.45 Non-Ag Acres 1.4795 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 64,449.00 x .54 = 34,536 Factor Value Adjustments 1.0000 Lot Value 34,536		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,900 / 2,348
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	244,265	104.03	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.56	Total Misc Impr	+ 10,814				
Roofing Adj	+ 3.84	Garage Cost	+ 18,759				
Subfloor Adj	+ -1.82	Total RCN	= 315,959				
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 151,660				
Plumbing Adj	+ 7.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 164,299				
Adj Base Cost	= 121.97	Lot Value	+ 34,536				
Total Area	x 2,348	Indicated Value	= 198,835				
Adjusted Cost	= 286,386	Value Per SqFt	84.68				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,299		
Lot Value	34,536		
Indicated Value	198,835	84.68	Per SqFt
Agland Value			
Site Improvements	12,604		
Total Value	211,439	90.05	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
PRCH	SLAB PORCH - COVERED	58134		100	100	26.62		2,662
PATO	SLAB PORCH - OPEN	58135	12x6		72	11.48		827
PATO	SLAB PORCH - OPEN	58136	13x12		156	10.96		1,710



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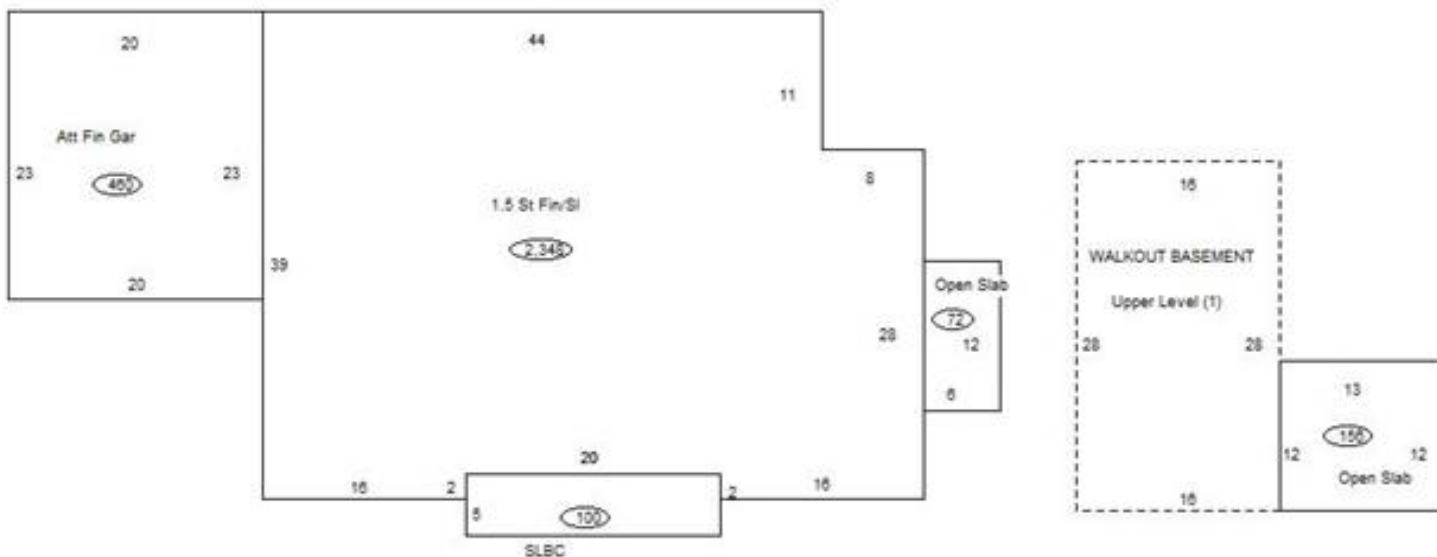
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,900	1.236	2,348
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	72	1.000	72
5	M	PATO		13	Open Slab	156	1.000	156
6	N	0		13	WALKOUT BASEMENT		0.000	
7	U	^UL		13	Upper Level (1)	448	1.000	448
Total Building Area						1,900		2,348



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GZBO	Gazebo	12x12x8	Plank	Composition Shingle	144	
	Qual	1	Cond 2	Year 2021	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD
	Base Cost (26.52 x 144)		3,819		3,819	1,031	2,788
	SHDS	Shed - Small	12x21x6	Base	Formed Metal	252	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
	Base Cost (18.68 x 252)		4,707		4,707	2,165	2,542
	SHDS	Shed - Small	24x19x6	Base	Formed Metal	456	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
	Base Cost (16.06 x 456)		7,323		7,323	3,369	3,954
	SHDS	Shed - Small	15x24x6	Base	Formed Metal	360	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
	Base Cost (17.08 x 360)		6,149		6,149	2,829	3,320