



# 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	660023676				<p>660023676_004.JPG 10/7/2025</p>				
Parcel ID	20N15E-28-2-00000-000-0000								
Cadastral ID	28-20-15-01800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	310096								
MCCANN, KENT & PATRICIA TRUSTEES									
6356 E 574 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	06356 E 574 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	28 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18697124 -95.71861731									
Building Permits									
NE SE NW									
Number	Description	Opened	Closed	Amount					
R18 000212	R19- NEW 60X40 DTCH ACC BLDG	08/2018	10/2018	55,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2340/148	MCCANN, KENT D &	07/02/2013	0	4					
1631/52	NELSON, THOMAS I	10/15/2004	438,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2005	Land Value	127,698	107,210	11%	11,793	Assessed	60,855 5,651.00	
Year Frozen	0	Improvements	528,949	446,015		49,062	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	656,647	553,225		60,855	Total Taxable	59,855 5,558.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023676	MCCANN, KENT & PATRICIA	20	567,399	1000	58,083	5,394.00		
2024	2024-660023676	MCCANN, KENT & PATRICIA	20	592,536	1000	56,362	5,099.00		
2023	2023-660023676	MCCANN, KENT & PATRICIA	20	506,280	1000	54,691	4,748.00		
2022	2022-660023676	MCCANN, KENT & PATRICIA	20	503,933	1000	54,433	4,738.00		
2021	2021-660023676	MCCANN, KENT & PATRICIA	20	511,840	1000	55,302	4,865.00		
2020	2020-660023676	MCCANN, KENT & PATRICIA	20	504,239	1000	53,964	4,775.00		
2019	2019-660023676	MCCANN, KENT & PATRICIA	20	485,112	1000	52,362	4,691.00		
2018	2018-660023676	MCCANN, KENT & PATRICIA	20	471,013	1000	50,811	4,523.00		
2017	2017-660023676	MCCANN, KENT & PATRICIA	20	533,939	1000	51,921	4,688.00		
2016	2016-660023676	MCCANN, KENT & PATRICIA	20	519,034	1000	50,379	4,481.00		
2015	2015-660023676	MCCANN, KENT & PATRICIA	20	503,187	1000	48,883	4,369.00		
2014	2014-660023676	MCCANN, KENT & PATRICIA	20	505,970	1000	47,430	4,291.00		
2013	2013-660023676	MCCANN, KENT & PATRICIA	20	465,061	1000	46,020	4,119.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.8262	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	428,029.00 x .30 = 127,698	
Factor Value		
Adjustments	1.0000	
Lot Value	127,698	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	6,464 / 6,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	6,464
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,258 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	851,152 131.68 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.86	Total Misc Impr	+ 14,053				
Roofing Adj	+ 6.18	Garage Cost	+ 71,593				
Subfloor Adj	+ -4.01	Total RCN	= 855,121				
Heat/Cool Adj	+ 16.31	Depreciation ( 49%)	- 419,009				
Plumbing Adj	+ 4.70	Lump Sums	+ 5,422				
Basement Adj	+ 0.00	RCNLD	= 441,534				
Adj Base Cost	= 119.04	Lot Value	+ 127,698				
Total Area	x 6,464	Indicated Value	= 569,232				
Adjusted Cost	= 769,475	Value Per SqFt	88.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	441,534		
Lot Value	127,698		
Indicated Value	569,232	88.06 Per SqFt	
Agland Value			
Site Improvements	87,415		
Total Value	656,647	101.59 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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2021	0.00		
CPDT	Carport - Detached	58148	22x17		374	14.23		5,322
PRCH	Slab Porch - Covered	58149	15x3		45	33.05		1,487
WODO	Wood Deck - Open	153341	20x12		240	25.10	10%	5,422





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.87 x 80)	1,990		1,990	378	1,612
	GRNR	Greenhouse - Residential - NCV	8x15x8	Base		120
	Qual	2	Cond 2	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.19 x 120)	383		383	383	
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.87 x 80)	1,990		1,990	378	1,612
	UTIL	Utility Building	60x40x10	Base	Formed Metal	2,400
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.03 x 2,400)	57,672		57,672	6,344	51,328
	LNT0	LEAN-TO	60x14x10	Dirt	Formed Metal	840
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.77 x 840)	5,687		5,687	2,104	3,583
	LNT0	LEAN-TO	60x14x10	Dirt	Formed Metal	840
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.77 x 840)	5,687		5,687	2,104	3,583
	LNT0	LEAN TO - ATTACHED	12x40x10	Base	Formed Metal	480
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.26 x 480)	3,965		3,965	1,467	2,498



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x20x0	Dirt	Composition Roll	200
	Qual 3	Cond 3	Year 2015	Eff Age 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.82 x 200)		1,364		1,364	505	859
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2005	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.55 x 1,200)		35,460		35,460	13,120	22,340
	SPLG	SWIM-GUNITE - NCV	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (54.85 x 1)		55		55	55	