



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:11:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023683 Parcel ID 20N15E-28-3-00000-000-0000 Cadastral ID 28-20-15-02500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 324706 PITTS, DWIGHT A & JEANNIE RENEE BARBOUR PITTS 29655 S 4090 RD CATOOSA OK 74015-6374 Parcel Location Situs 29655 S 4090 RD Subdivision Lot/Block / Parcel Size 5.58 - Acres Sec/Twn/Rng 28 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (27)\IMG_0001.JPG 3/18/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18228366 -95.72534263 W2 NW SW LESS THE N 264' AND LESS TR DESC AS COMM NW/C W2 NW SW; S01.2503E 264' TO POB; N88.5250E 659.06'; S01.2626E 27642'; S88.5709W 347.59'; N01.3021E 14.23'; S88.0951W 312.31'; N01 2503W 265.67' TO POB. AND LESS TR DESC AS COMM NW/C W2 NW SW; S01.2503E 902.47' ALONG W LINE W2 NW SW TO POB;																																																																																																																									
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Time 07:11:11
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.8079 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 252,992.00 x .33 = 83,939 Factor Value Adjustments 1.0000 Lot Value 83,939		

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	5 - Very Good
Architecture	CONT CONTEMPORARY
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,910 / 3,910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	3,910
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	640 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1978 / 17

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	585,113	149.65	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.78	Total Misc Impr	+	91,198	
Roofing Adj	+ 5.53	Garage Cost	+	41,946	
Subfloor Adj	+ -4.26	Total RCN	=	683,594	
Heat/Cool Adj	+ 18.45	Depreciation (19%)	-	129,883	
Plumbing Adj	+ 10.28	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	553,711	
Adj Base Cost	= 140.78	Lot Value	+	83,939	
Total Area	x 3,910	Indicated Value	=	637,650	
Adjusted Cost	= 550,450	Value Per SqFt		163.08	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	553,711		
Lot Value	83,939		
Indicated Value	637,650	163.08	Per SqFt
Agland Value			
Site Improvements	23,339		
Total Value	660,989	169.05	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	8,198.48		8,198
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PRCH	SLAB PORCH - COVERED	58167	1116		1,116	33.44		37,319
PRCH	SLAB PORCH - COVERED	58168	200		200	36.28		7,256
PRCH	SLAB PORCH - COVERED	58169	202		202	36.28		7,329
PRCH	SLAB PORCH - COVERED	58170	32x5		160	36.57		5,851
PRCH	SLAB PORCH - COVERED	58171	35x7		245	36.12		8,849



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Page 4

660023683

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	20x33x0	Concrete		660
	Qual	5	Cond 5	Year 2010	Eff Age 7	
		Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
		Base Cost (57.97 x 660)	38,260	38,260	14,921	23,339