



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	660023689													
Parcel ID	20N15E-28-2-00000-000-0000													
Cadastral ID	28-20-15-03100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	266132													
CALLISON, DARRYL L & WYNTER W														
6304 E 574 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	06304 E 574 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.65 - Acres											
Sec/Twn/Rng	28 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18731536 -95.72005069														
E 180' N 400' E2 W2 SE NW														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1071/580	BOYCE, GEORGE R	06/30/1997	107,500	Yes					
					1053/309	ANDERSON, JAMES L	01/22/1997	0	No					
					960/291	DAWES, GENE	06/15/1994	101,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	1998	Land Value	38,636	38,636	11%	4,250	Assessed	24,294	2,255.94					
Year Frozen	0	Improvements	221,061	182,216		20,044	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	259,697	220,852		24,294	Total Taxable	23,294	2,163.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023689	CALLISON, DARRYL L & WYNTER W	20	231,014	1000	22,586	2,097.00							
2024	2024-660023689	CALLISON, DARRYL L & WYNTER W	20	239,225	1000	21,899	1,981.00							
2023	2023-660023689	CALLISON, DARRYL L & WYNTER W	20	210,103	1000	21,233	1,843.00							
2022	2022-660023689	CALLISON, DARRYL L & WYNTER W	20	196,226	1000	20,585	1,792.00							
2021	2021-660023689	CALLISON, DARRYL L & WYNTER W	20	200,883	1000	21,001	1,848.00							
2020	2020-660023689	CALLISON, DARRYL L & WYNTER W	20	199,537	1000	20,359	1,801.00							
2019	2019-660023689	CALLISON, DARRYL L & WYNTER W	20	188,525	1000	19,738	1,768.00							
2018	2018-660023689	CALLISON, DARRYL L & WYNTER W	20	193,389	1000	20,273	1,804.00							
2017	2017-660023689	CALLISON, DARRYL L & WYNTER W	20	190,939	1000	20,003	1,806.00							
2016	2016-660023689	CALLISON, DARRYL L & WYNTER W	20	186,788	1000	19,465	1,731.00							
2015	2015-660023689	CALLISON, DARRYL L & WYNTER W	20	183,274	1000	18,869	1,687.00							
2014	2014-660023689	CALLISON, DARRYL L & WYNTER W	20	186,755	1000	18,290	1,655.00							
2013	2013-660023689	CALLISON, DARRYL L & WYNTER W	20	185,417	1000	17,729	1,587.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.7484 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 76,162.00 x .51 = 38,636 Factor Value Adjustments 1.0000 Lot Value 38,636		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	2,212 / 2,212
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,212
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 232,553 105.13 Per SqFt

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

Value Reconciliation
Selected Approach Cost Approach Improvements 179,995 Lot Value 38,636 Indicated Value 218,631 98.84 Per SqFt Agland Value Site Improvements 41,066 Total Value 259,697 117.40 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.11	Total Misc Impr	+ 15,349				
Roofing Adj	+ 4.59	Garage Cost	+ 0				
Subfloor Adj	+ -2.19	Total RCN	= 305,077				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 125,082				
Plumbing Adj	+ 8.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 179,995				
Adj Base Cost	= 130.98	Lot Value	+ 38,636				
Total Area	x 2,212	Indicated Value	= 218,631				
Adjusted Cost	= 289,728	Value Per SqFt	98.84				

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	58193	6x6		36	26.82		966
PRCH	SLAB PORCH - COVERED	58194	164		164	26.42		4,333
PRCH	SLAB PORCH - COVERED	58195	28x6		168	26.40		4,435



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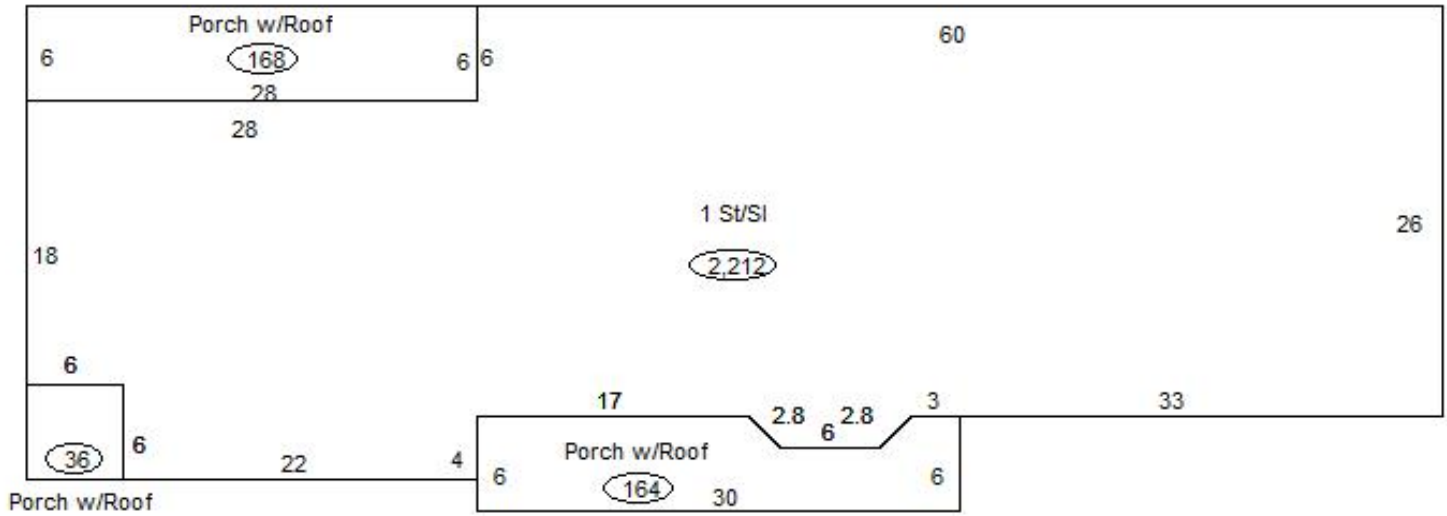
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,212	1.000	2,212
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PRCH		13	SLBC	164	1.000	164
4	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						2,212		2,212



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x60x10	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (28.03 x 1,800)	50,454	50,454	12,614	37,840
	LNT0	Lean To - Attached	10x50x8	Concrete	Formed Metal	500
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (13.44 x 500)	6,720	6,720	3,494	3,226