



# 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	660023690				<p>660023690_002.JPG 10/7/2025</p>									
Parcel ID	20N15E-28-2-00000-000-0000													
Cadastral ID	28-20-15-03200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	327542													
KUE, GER														
29255 S 4090 RD														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	29255 S 4090 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.96 - Acres											
Sec/Twn/Rng	28 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lat/Long: 36.18753393 -95.72524819														
TR NW SW NW BEG: 20' S NE/C; S 215.9'; W 628.37'; N 149.10' N 70-54 40 E ALG RD/ROW 131.58' N 44-55 E 34.52' TO PT 20' S N/L NW SW NW; E 476.24' 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PACKER, CHARLES E JR &	05/03/2019	202,500	YES										
2509/865	HOLMES, BOBBY C &	10/27/2015	160,000	YES										
1861/689	JONES, GARY L	04/12/2007	154,500	YES										
860/469			70,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2020	Land Value	55,473	55,473	11%	6,102	Assessed	26,998	2,507.03					
Year Frozen	0	Improvements	201,674	189,964		20,896	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	257,147	245,437		26,998	Total Taxable	25,998	2,414.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023690	KUE, GER	20	251,168	0	26,212	2,434.00							
2024	2024-660023690	KUE, GER	20	262,401	0	24,964	2,258.00							
2023	2023-660023690	KUE, GER	20	222,248	0	23,775	2,064.00							
2022	2022-660023690	KUE, GER	20	205,844	0	22,643	1,971.00							
2021	2021-660023690	KUE, GER	20	202,362	0	22,260	1,958.00							
2020	2020-660023690	KUE, GER	20	199,549	0	21,950	1,942.00							
2019	2019-660023690	KUE, GER	20	179,380	1000	18,338	1,643.00							
2018	2018-660023690	PACKER, CHARLES E JR &	20	181,724	1000	17,776	1,582.00							
2017	2017-660023690	PACKER, CHARLES E JR &	20	165,717	1000	17,229	1,556.00							
2016	2016-660023690	PACKER, CHARLES E JR &	20	161,828	1000	16,801	1,494.00							
2015	2015-660023690	HOLMES, BOBBY C &	20	165,303	1000	17,184	1,536.00							
2014	2014-660023690	HOLMES, BOBBY C &	20	169,713	1000	16,676	1,509.00							
2013	2013-660023690	HOLMES, BOBBY C &	20	162,163	1000	16,161	1,447.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 3.1939 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 139,127.00 x .40 = 55,473 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,473		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Stone 80% Frame, Stucco
<b>Base/Total Area</b>	2,172 / 2,172
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 32

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 209,678 96.54 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 178,619 <b>Lot Value</b> 55,473 <b>Indicated Value</b> 234,092 107.78 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 23,055 <b>Total Value</b> 257,147 118.39 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.83	<b>Total Misc Impr</b>	+ 9,765				
<b>Roofing Adj</b>	+ 4.54	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 286,109				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	- 114,444				
<b>Plumbing Adj</b>	+ 10.22	<b>Lump Sums</b>	+ 6,954				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 178,619				
<b>Adj Base Cost</b>	= 127.23	<b>Lot Value</b>	+ 55,473				
<b>Total Area</b>	x 2,172	<b>Indicated Value</b>	= 234,092				
<b>Adjusted Cost</b>	= 276,344	<b>Value Per SqFt</b>	107.78				

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	58197		96	96	26.63		2,556
WODC	Wood Deck - Covered	58198	14x12		168	41.39		6,954
PATO	SLAB PORCH - OPEN	58199	12x12		144	11.07		1,594



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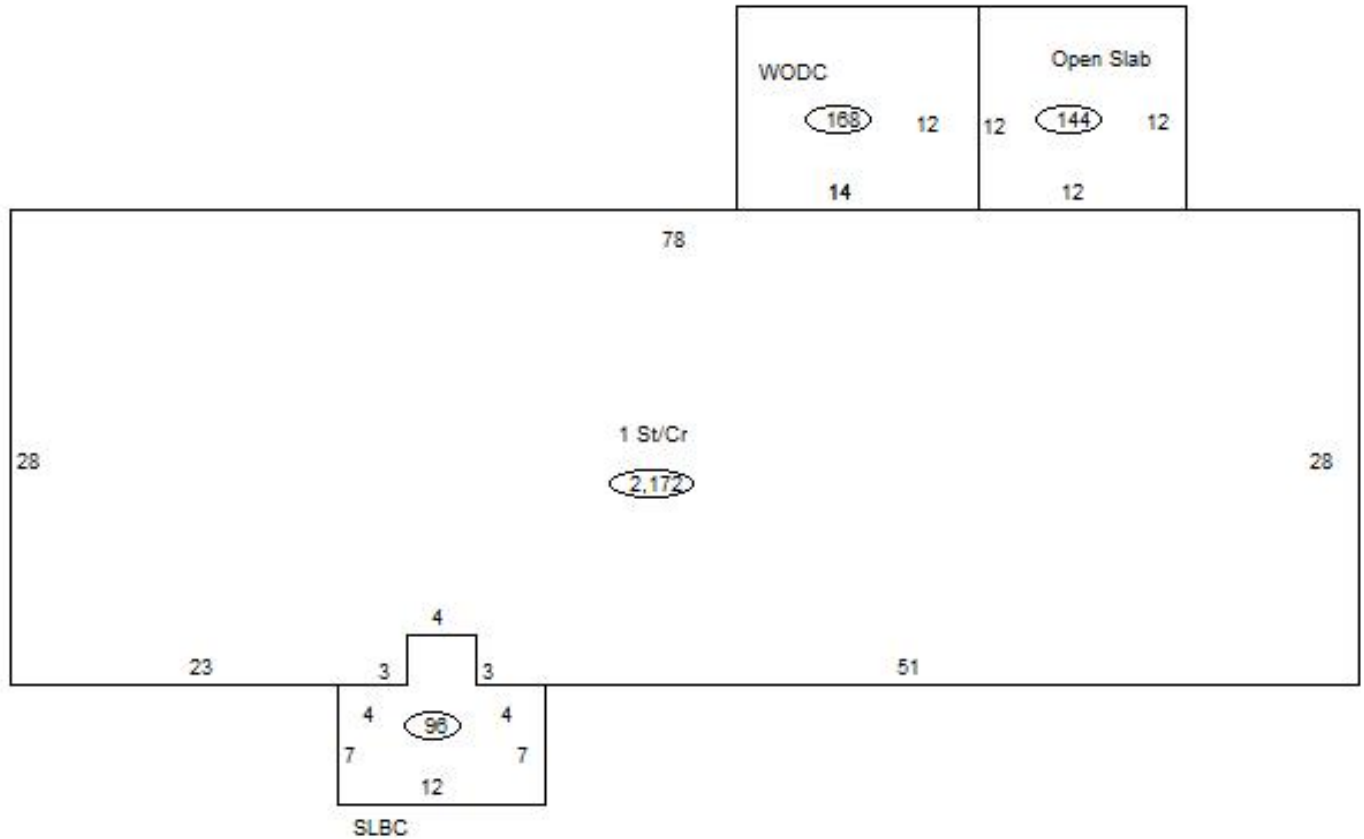
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,172	1.000	2,172
2	M	PRCH		13	SLBC	96	1.000	96
3	M	WODC		13	WODC	168	1.000	168
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>2,172</b>		<b>2,172</b>



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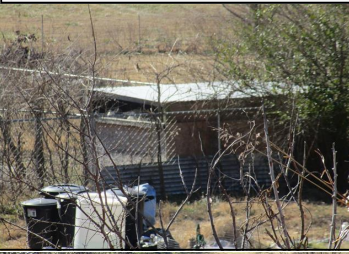


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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	12x10x8	Dirt	Formed Metal	120
	Qual 2	Cond 2	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.08 x 120)	730		730	168	562
	LOAF	LOAFING SHED	48x10x8	Dirt	Formed Metal	480
	Qual 3	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 (6.82 x 480)	3,274		3,274	622	2,652
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.42 x 1,200)	38,904		38,904	19,063	19,841