




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:56:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024650 Parcel ID 000000-00-0-20140-002-0005 Cadastral ID 29-20-15-02290 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 332073 HOLLAWAY, RONALD & BARBARA TRUSTEES R & B HOLLAWAY TRUST 735 KINGFISHER RD CATOOSA OK 74015-0000					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0161. 1/20/2022</p>																																																																																																																				
Parcel Location Situs 00735 KINGFISHER RD Subdivision SPUNKY CREEK II Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 20 / 15 / 5 Neighborhood 1190 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.18696969 -95.73486219					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 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9888	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,074.00 x 1.20 = 51,689	
Factor Value		
Adjustments	1.0000	
Lot Value	51,689	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,118 / 4,118
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	4,118
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,174 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30



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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	592,266	143.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	74,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.66	Total Misc Impr	+	16,669			
Roofing Adj	+ 6.48	Garage Cost	+	71,227			
Subfloor Adj	+ -4.21	Total RCN	=	651,362			
Heat/Cool Adj	+ 17.38	Depreciation (37%)	-	241,004			
Plumbing Adj	+ 6.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	410,358			
Adj Base Cost	= 136.83	Lot Value	+	51,689			
Total Area	x 4,118	Indicated Value	=	462,047			
Adjusted Cost	= 563,466	Value Per SqFt		112.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	410,358		
Lot Value	51,689		
Indicated Value	462,047	112.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	462,047	112.20	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	60346		49	49	36.50		1,789
PATO	SLAB PORCH - OPEN	60347		628	628	11.40		7,159

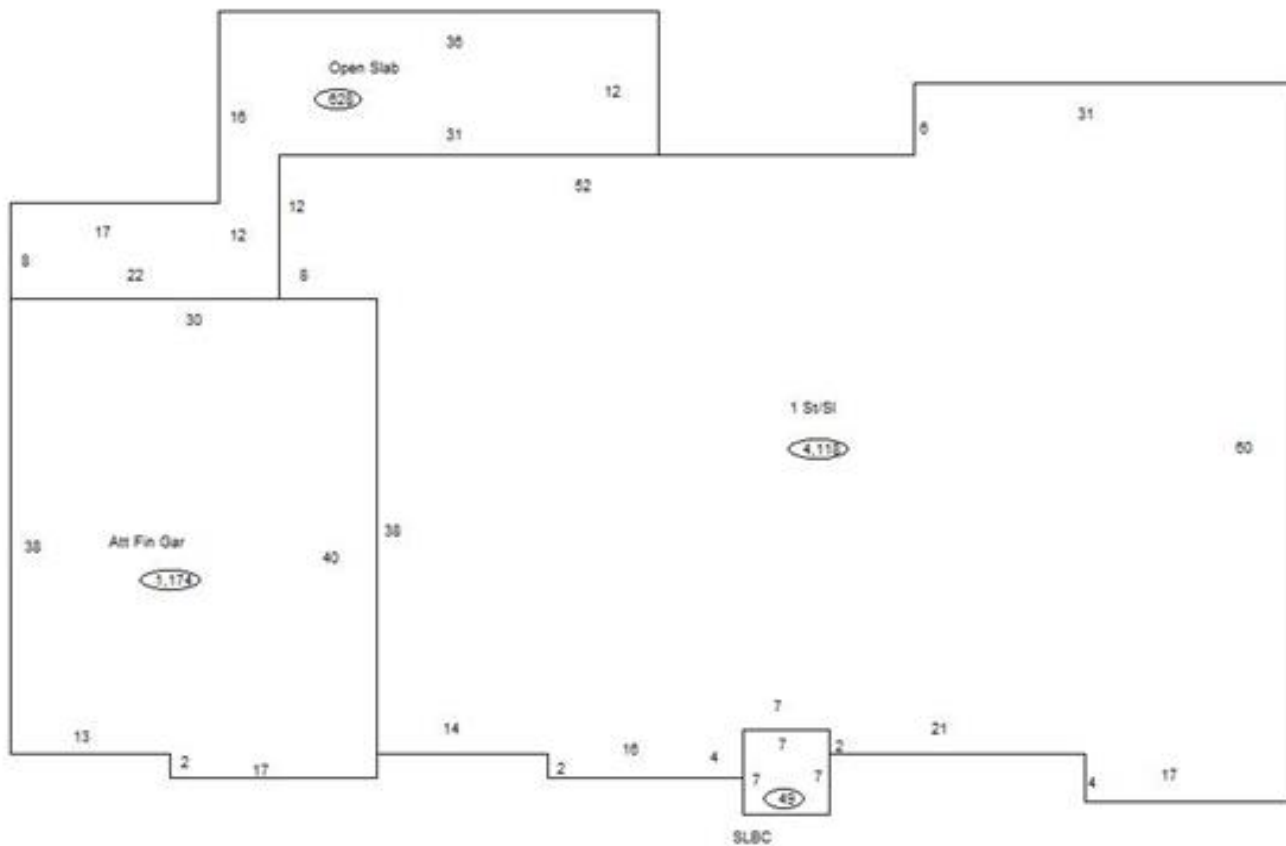


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Sketch Image

660024650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	4,118	1.000	4,118
2	G	5		13	Att Fin Gar	1,174	1.000	1,174
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PATO		13	Open Slab	628	1.000	628
Total Building Area						4,118		4,118