



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																			
Account 660025620 Parcel ID 20N16E-30-2-00000-000-0000 Cadastral ID 30-20-16-02400 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 324118 BEVIL, DOUGLAS 10455 E 575 RD CATOOSA OK 74015-0000 Parcel Location Situs 10455 E 575 RD Subdivision Lot/Block / Parcel Size 1.5 - Acres Sec/Twn/Rng 30 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					<p>660025620_003.JPG 1/13/2026</p>																																																																																																																			
Legal Description Lat/Long: 36.18739927 -95.64791339 BEG; N/L N2 SE NW 508' W NE/C W ON N/L 215' S TO N/L OF CO RD, NELY ALG N/L CO RD TO PT DUE S POB, N TO POB																																																																																																																								
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size Lot Count Units Buildable 8255 Non-Ag Acres 1.4857 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 64,719.00 x .52 = 33,928 Factor Value Adjustments 1.0000 Lot Value 33,928		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,103 / 2,103
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 50

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 203,083 96.57 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.26	Total Misc Impr	+ 10,273				
Roofing Adj	+ 4.64	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 289,614				
Heat/Cool Adj	+ 12.64	Depreciation (55%)	- 159,288				
Plumbing Adj	+ 9.29	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 130,326				
Adj Base Cost	= 132.83	Lot Value	+ 33,928				
Total Area	x 2,103	Indicated Value	= 164,254				
Adjusted Cost	= 279,341	Value Per SqFt	78.10				

Value Reconciliation
Selected Approach Cost Approach Improvements 130,326 Lot Value 33,928 Indicated Value 164,254 78.10 Per SqFt Agland Value Site Improvements 39,609 Total Value 203,863 96.94 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62555	172		172	26.39		4,539
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	62556	12x9		108	29.40		3,175
PATO	SLAB PORCH - OPEN	62557	23x12		276	9.27		2,559



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.20 x 360)		1,512		1,512	1,512
	UTIL	Utility Building	28x28x10	Concrete	Formed Metal	784
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 784)		24,978		24,978	749
						24,229
	SHDS	Shed - Small	14x12x8	Plank	Composition Shingle	168
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (19.37 x 168)		3,254		3,254	618
						2,636
	UTIL	Utility Building	38x12x8	Base	Composition Shingle	456
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (30.71 x 456)		14,004		14,004	1,260
						12,744