



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:49:11
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Assessment Data					Primary Image																																																																																																																				
Account 660025636 Parcel ID 20N16E-30-3-00000-000-0000 Cadastral ID 30-20-16-04000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 313080 HOWELL, ANDREW ALLEN & KATHLEEN 10155 E 577TH PL CATOOSA OK 74015-0000 Parcel Location Situs 10155 E 577TH PL Subdivision Lot/Block / Parcel Size 5.31 - Acres Sec/Twn/Rng 30 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					<p>660025636_001.JPG 1/14/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.18134147 -95.65235879 TR IN LOTS 3 & 4, BEG PT 164. 64' S NW/C LOT 4, TH N89-50-03E 894 18', TH N0-20-35E 20' TO POB; TH N0-20-35E 480.26' TO PT 897.18 E OF W/L LOT 3; TH S89-49-56W 226.77', TH S0-20-35W 480.23', TH N89 50-03E 226.77' TO POB & A TRACT PART OF S 15 AC OF N 30 AC OF LOT 3: COMM AT NE/C OF 15AC, TH S89-49-56W																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.4745	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	238,468.00 x .40 = 95,018	
Factor Value		
Adjustments	1.0000	
Lot Value	95,018	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,920 / 1,920
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	702 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1965 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	257,903 134.32 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.45	Total Misc Impr	+ 7,326				
Roofing Adj	+ 4.63	Garage Cost	+ 26,311				
Subfloor Adj	+ -2.43	Total RCN	= 294,315				
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 100,067				
Plumbing Adj	+ 9.48	Lump Sums	+ 6,309				
Basement Adj	+ 0.00	RCNLD	= 200,557				
Adj Base Cost	= 135.77	Lot Value	+ 95,018				
Total Area	x 1,920	Indicated Value	= 295,575				
Adjusted Cost	= 260,678	Value Per SqFt	153.95				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	200,557
Lot Value	95,018
Indicated Value	295,575 153.95 Per SqFt
Agland Value	
Site Improvements	40,333
Total Value	335,908 174.95 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	62600	8x8		64	26.73		1,711
WODO	WOOD DECK - OPEN	62601	496		496	16.96	25%	6,309



Rogers

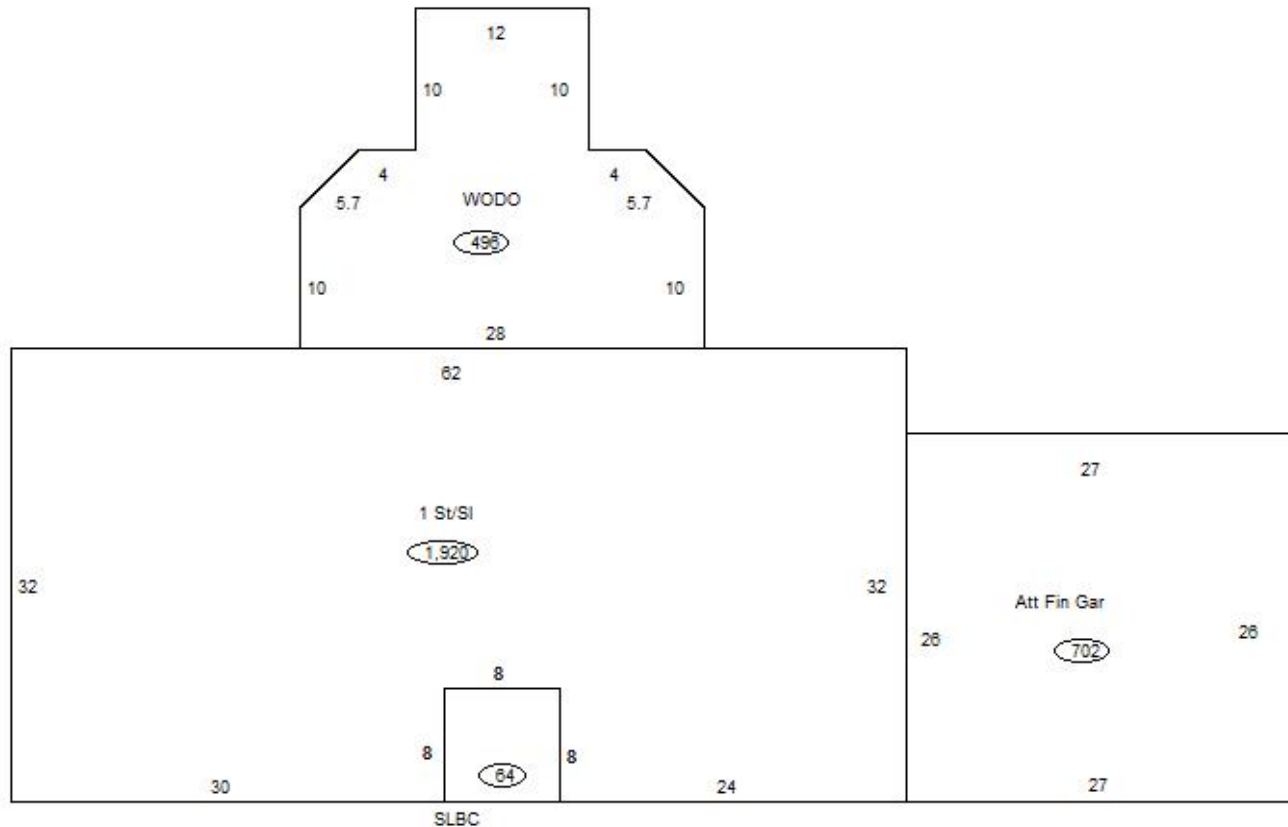
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Sketch Image

660025636



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,920	1.000	1,920
2	G	5		13	Att Fin Gar	702	1.000	702
3	M	PRCH		13	SLBC	64	1.000	64
4	M	WODO		13	WODO	496	1.000	496
Total Building Area						1,920		1,920



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Base		521
	Qual 4	Cond 4	Year 2010	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
Base Cost (56.71 x 521) 29,546			29,546 15,068	14,478



LOAF	LOAFING SHED	14x8x8	Dirt	Formed Metal	112
Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (6.82 x 112) 764			764 451	313



BNGP	Barn - General Purpose	50x50x12	Dirt	Formed Metal	2,500
Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (19.34 x 2,500) 48,350			48,350 25,142	23,208



LNT0	LEAN-TO	12x50x10	Dirt	Formed Metal	600
Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (7.78 x 600) 4,668			4,668 3,501	1,167



LNT0	LEAN-TO	12x50x10	Dirt	Formed Metal	600
Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (7.78 x 600) 4,668			4,668 3,501	1,167