



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:31:07
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Assessment Data					Primary Image																																																																																																																				
Account 660025639 Parcel ID 20N16E-30-2-00000-000-0000 Cadastral ID 30-20-16-04300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 290128 THOMPSON, LINDA ARVELLE 10323 E 575 RD CATOOSA OK 74015-0000 Parcel Location Situs 10323 E 575 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 30 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					<p>660025639_001.JPG 1/14/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.18609808 -95.6503105																																																																																																																									
TR IN E 20 AC LOT 2 & W2 SE NW BEG; PT 715.21' N & 1513.48' E SW/C, N 39-14 E 30', N 49-09 W 104.18', N 04-14-14 W 81.61', S 49-00-21 W 3 16.27', S 70-38 E 227.45' TO PT S/L CO RD, N 39-14 E 142.22' 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																																																																																																											
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size Lot Count Units Buildable 6000 Non-Ag Acres 1.0883 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,408.00 x .56 = 26,484 Factor Value Adjustments 1.0000 Lot Value 26,484		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,024 / 1,024
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	448 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1947 / 79

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 89,901 87.79 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.64	Total Misc Impr	+ 255	Roofing Adj	+ 4.21	Garage Cost	+ 10,752
Subfloor Adj	+ 2.43	Total RCN	= 129,259	Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 103,407
Plumbing Adj	+ 4.90	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 25,852
Adj Base Cost	= 115.48	Lot Value	+ 26,484	Total Area	x 1,024	Indicated Value	= 52,336
		Value Per SqFt	51.11	Adjusted Cost	= 118,252		

Value Reconciliation
Selected Approach Cost Approach Improvements 25,852 Lot Value 26,484 Indicated Value 52,336 51.11 Per SqFt Agland Value Site Improvements Total Value 52,336 51.11 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62606	4x3		12	21.26		255



Rogers

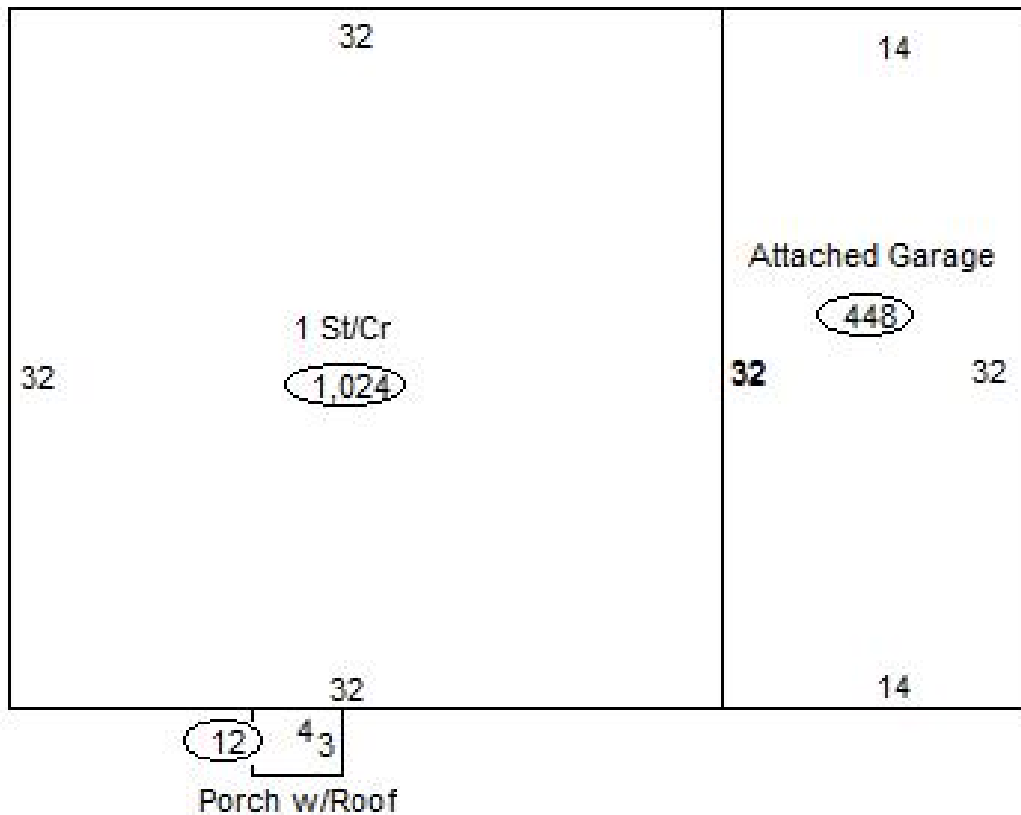
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Sketch Image

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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	1,024	1.000	1,024
2	G	1	Slab	13	Attached Garage	448	1.000	448
3	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,024		1,024



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Carport Dirt - NCV - OVERGROWN	20x16x0			320
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x 320)					
	BNV	STG FAIR - NCV - OVERGROWN	0x0x0			
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	BNV	STG FAIR - NCV - OVERGROWN	0x0x0			
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					