



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:26:13  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025640 <b>Parcel ID</b> 20N16E-30-3-00000-000-0000 <b>Cadastral ID</b> 30-20-16-04400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 317423 PICKARD, SUZANNE M TRUSTEE  10260 E 578 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10260 E 578 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 16 / 3 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025640 11/11/25</p> <p>660025640_001.JPG 1/14/2026</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17937406 -95.65110402																																																																																																																									
<b>Legal Description</b> TR 1 IN N2 LOT 4 SW SW, BEG PT 164.64', S & 891' N 89-50-03 E NW/C LOT 4, S 496.68', E 438.54 N ALG E/L LOT 4 496.70', W 438 54' TO POB					<b>Building Permits</b> <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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Date 04/17/2026  
 Time 18:26:14  
 Page 2

Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value					
Factor Value					
Adjustments	1.0000				
Lot Value					
<b>Residential Data</b>				660025640_001.JPG 11/11/25	
Type	1 Single Family Residence			660025640_001.JPG 1/14/2026	
Condition	3 - Average			<b>GRM Approach</b>	
Quality	3 - Average			GRM Code	
Architecture	TRAD TRADITIONAL			Gross Rent 0.00	
Style	100% One Story			Indicated Value	
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood			<b>Multiple Regression</b>	
Base/Total Area	2,478 / 2,478			MRA Code 1 Test	
Style	100% One Story			Adusted R 0.8445	
HVAC	100% Warmed & Cooled Air			Indicated Value 329,189 132.84 Per SqFt	
Roof Cover	4 Metal, Preformed			<b>Direct Comparables</b>	
Area on Slab	2,478			Selection Model 1 Res	
Fixture/RghIn	14 /			Adjustment Model A2 AO Test	
Bed/F/H Bath	3 / 2.0 /			Comparables	
Basement Area				Indicated Value	
Garage Type	526 Attached Garage - Finished 2 Stalls			<b>Value Reconciliation</b>	
Remodel				Selected Approach Cost Approach	
Year/Eff Age	1968 / 44			Improvements 174,949	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Lot Value	
Base Cost	103.42	Total Misc Impr	+ 7,326	Indicated Value 174,949 70.60 Per SqFt	
Roofing Adj	+ 5.32	Garage Cost	+ 20,782	Agland Value 714	
Subfloor Adj	+ -2.17	Total RCN	= 343,037	Site Improvements 83,766	
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	- 168,088	Total Value 259,429 104.69 Total Value Per SqFt	
Plumbing Adj	+ 7.88	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 174,949		
Adj Base Cost	= 127.09	Lot Value	+ 174,949		
Total Area	x 2,478	Indicated Value	= 174,949		
Adjusted Cost	= 314,929	Value Per SqFt	70.60		

<b>Miscellaneous Improvements</b>							
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	62608	8x8		64	26.73	1,711



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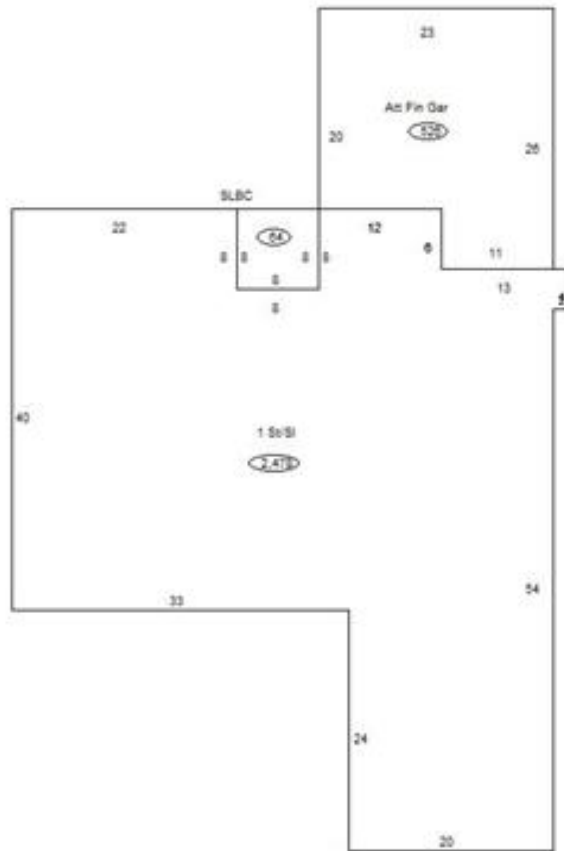
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Date 04/17/2026  
 Time 18:26:14  
 Page 3

Sketch Image

660025640



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5	Slab	13	Att Fin Gar	526	1.000	526
2	M	PRCH		13	SLBC	64	1.000	64
3	R	1	Slab	13	1 St/SI	2,478	1.000	2,478
<b>Total Building Area</b>						<b>2,478</b>		<b>2,478</b>



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Date 04/17/2026  
 Time 18:26:14  
 Page 4

660025640

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	36x20x14	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.41 x 720)		8,935	8,935	2,234	6,701
	UTIL	Utility Building	50x30x12	Concrete	Formed Metal	1,500
	Qual	2	Cond 3	Year 2008	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.42 x 1,500)		42,630	42,630	13,215	29,415
	UTIL	Utility Building	50x48x12	Concrete	Formed Metal	2,400
	Qual	2	Cond 3	Year 2008	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.52 x 2,400)		61,248	61,248	18,987	42,261
	BNGP	Barn - General Purpose	44x28x10	Dirt	Formed Metal	1,232
	Qual	3	Cond 2	Year 1960	Eff Age 66	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.87 x 1,232)		26,944	26,944	21,555	5,389



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Date 04/17/2026  
Time 18:26:14  
Page 5

### Agland Inventory

660025640

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			5.000	143	143	714	714
<b>IMP PST Totals</b>						5.000			714	714
<b>Total Agland</b>						5.000			714	714