



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:38:37
 Page 1

Assessment Data					Primary Image				
Account	660026825				No Image On File				
Parcel ID	20N15E-31-1-00000-000-0000								
Cadastral ID	31-20-15-01300								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	271704								
FAIR OAKS RANCH									
C/O NICK ROBSON									
PO BOX 459									
CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	1.41 - Acres						
Sec/Twn/Rng	31 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.17664628 -95.75287052					Number Description Opened Closed Amount				
THAT PT NW NE, W OF HWY 66									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1172/568	ROBSON, NICK ETAL	04/12/1999	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2000	Land Value	40,398	1,804	11%	198	Assessed	198	21.12
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	40,398	1,804		198	Total Taxable	198	21.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660026825	FAIR OAKS RANCH	1	43,369	0	189	20.00		
2024	2024-660026825	FAIR OAKS RANCH	1	43,369	0	180	19.00		
2023	2023-660026825	FAIR OAKS RANCH	1	38,200	0	172	18.00		
2022	2022-660026825	FAIR OAKS RANCH	1	29,100	0	163	16.00		
2021	2021-660026825	FAIR OAKS RANCH	1	29,100	0	156	14.00		
2020	2020-660026825	FAIR OAKS RANCH	1	29,100	0	148	13.00		
2019	2019-660026825	FAIR OAKS RANCH	1	28,280	0	141	13.00		
2018	2018-660026825	FAIR OAKS RANCH	1	23,280	0	135	12.00		
2017	2017-660026825	FAIR OAKS RANCH	1	23,280	0	128	12.00		
2016	2016-660026825	FAIR OAKS RANCH	1	23,280	0	122	11.00		
2015	2015-660026825	FAIR OAKS RANCH	1	23,280	0	116	10.00		
2014	2014-660026825	FAIR OAKS RANCH	1	23,280	0	111	10.00		
2013	2013-660026825	FAIR OAKS RANCH	1	23,280	0	106	9.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:38:37
 Page 2

Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.864							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	81,197.00 x .50 = 40,398							
Factor Value								
Adjustments	1.0000							
Lot Value	40,398							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent				
Roof Cover				Indicated Value				
Area on Slab								
Fixture/RghIn	/			Multiple Regression				
Bed/F/H Bath	/ /			MRA Code				
Basement Area				Adusted R				
Garage Type				Indicated Value				
Remodel								
Year/Eff Age	/			Direct Comparables				
Cost Approach								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 40,398					
Total Area	x	Indicated Value	= 40,398					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value				
				Indicated Value				
				Agland Value				
				Site Improvements				
				Total Value				
				Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value