



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:22:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660026885 Parcel ID 20N15E-31-1-00000-000-0000 Cadastral ID 31-20-15-05600 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 311931 ROGNE, JOHN MICHAEL 7240 N 100 RD BEGGS OK 74421-0000 Parcel Location Situs 01485 N HWY 66 Subdivision Lot/Block / Parcel Size 1.47 - Acres Sec/Twn/Rng 31 / 20 / 15 / 1 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660026885_001.JPG 10/7/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17572735 -95.75037639 TR IN NE NW NE, BEG 335.33' W & 327.83' N SE/C NE NW NE, N 100 61', N 83-22 W 145.22' TO ELY ROW HWY 66, SELY ALG HWY 118.49', E 158.37' TO POB & TR IN NE NW NE BEG 335.33' W SE/C NE NW NE N 327.83' W 158. 27' TO ELY ROW HWY 66 SLY 155. 5' ALG HWY ROW, E 50' S 11-01 W 30', S 22-52 W 100' S 12-38 W 42.42', E																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count 0</p> <p>Units Buildable 1.47</p> <p>Non-Ag Acres 2.13</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 92,780.00 x .84 = 78,211</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 78,211</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 78,211</p> <p>Cost Approach Value 78,211</p>	<p>Image Information</p> <p>Image ID 1097131</p> <p>Image Date 10/7/2025</p> <p>Name 001.JPG</p> <p>Description 660026885_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 78,211</p> <p>Total Appraised Value 78,211</p>	