



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:40:21
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Assessment Data					Primary Image																																																																																																																				
Account 660026890 Parcel ID 20N16E-31-4-00000-000-0000 Cadastral ID 31-20-16-00210 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 181844 SECOR, KENNETH G & CAROL 1010 N 305TH E AVE CATOOSA OK 74015-0000 Parcel Location Situs 01010 305TH E AVE Subdivision Lot/Block / Parcel Size 6.89 - Acres Sec/Twn/Rng 31 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					<p>660026890 11/11/25</p> <p>660026890_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.16729801 -95.63914906 TR IN SE NE SE BEG SE/C SE NE SE NLY ALG E/L 300.94' W 120' TO WLYROW HWY 33 TO TRUE POB S 137.30' TO NELY ROW HWY 33 W 281.05' N460' E 319.19' TO WLY ROW HWY 33 S 05-03 W 324.74' TO POB AND LESS& EXCEPT 1.43 AC TR TO ODOT FROM SE/C OF TRS88-35-12W 281.05'; TH NLY TO INTERSECTING LINE ON N68-32 07E TON82-06-47E																																																																																																																									
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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable	6.89							
Non-Ag Acres	6.9194							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	301,408.00 x .39 = 116,418							
Factor Value								
Adjustments	1.0000							
Lot Value	116,418							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% 1 1/2 Story Finished							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	2,576 / 3,168							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	4 Metal, Preformed							
Area on Slab	0							
Fixture/RghIn	15 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1993 / 25							
Cost Approach		Manual : 01/2025						
Base Cost	79.28	Total Misc Impr	+ 5,096					
Roofing Adj	+ 3.91	Garage Cost	+ 0					
Subfloor Adj	+ 0.87	Total RCN	= 326,648					
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 111,060					
Plumbing Adj	+ 5.97	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 215,588					
Adj Base Cost	= 101.50	Lot Value	+ 116,418					
Total Area	x 3,168	Indicated Value	= 332,006					
Adjusted Cost	= 321,552	Value Per SqFt	104.80					
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code		1 Test						
Adusted R		0.8445						
Indicated Value	255,017	80.50	Per SqFt					
Direct Comparables								
Selection Model		1 Res						
Adjustment Model		A2 AO Test						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	215,588							
Lot Value	116,418							
Indicated Value	332,006	104.80	Per SqFt					
Agland Value								
Site Improvements	20,577							
Total Value	352,583	111.30	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	5,095.98		5,096



Rogers

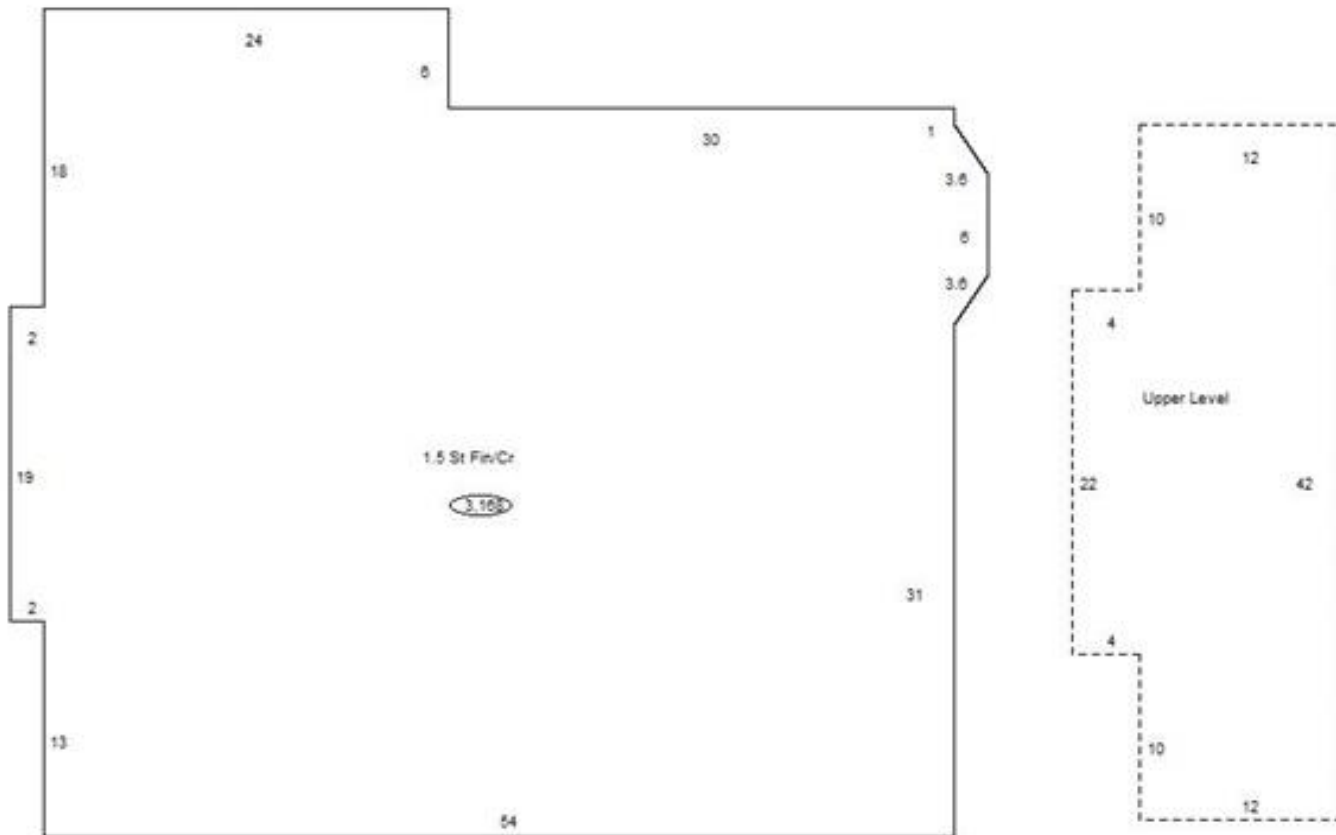
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Sketch Image

660026890



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,576	1.230	3,168
2	U	^UL		10	Upper Level	592	1.000	592
Total Building Area						2,576		3,168



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	46x32x12	Concrete	Formed Metal	1,472	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
	Base Cost (25.44 x 1,472)		37,448		37,448	18,350	19,098
	CPDT	Carport - Detached	24x24x8	Dirt	Formed Metal	576	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
	Base Cost (5.35 x 576)		3,082		3,082	2,127	955
	GBST	Grain Bin - Storage	9x9x9	Base		673	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (1.90 x 673)		1,278		1,278	754	524