



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660026902 Parcel ID 20N16E-31-4-00000-000-0000 Cadastral ID 31-20-16-01300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 315669 POWERS, JIMMY TODD & KRISTEN 10653 E 590 RD CATOOSA OK 74015-0000 Parcel Location Situs 10649 E 590 RD Subdivision Lot/Block / Parcel Size 2.11 - Acres Sec/Twn/Rng 31 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16320209 -95.64440891 W2 E2 SW SW SE LESS .39 ACRES TO STATE																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size Lot Count Units Buildable 11609 Non-Ag Acres 2.0538 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 89,463.00 x .50 = 44,357 Factor Value Adjustments 1.0000 Lot Value 44,357		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1951 / 56

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 61,461 52.26 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	92.00	Total Misc Impr	+ 10,080
Roofing Adj	+ 4.12	Garage Cost	+ 0
Subfloor Adj	+ 2.34	Total RCN	= 136,088
Heat/Cool Adj	+ 1.65	Depreciation (64%)	- 87,096
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 48,992
Adj Base Cost	= 107.15	Lot Value	+ 44,357
Total Area	x 1,176	Indicated Value	= 93,349
Adjusted Cost	= 126,008	Value Per SqFt	79.38

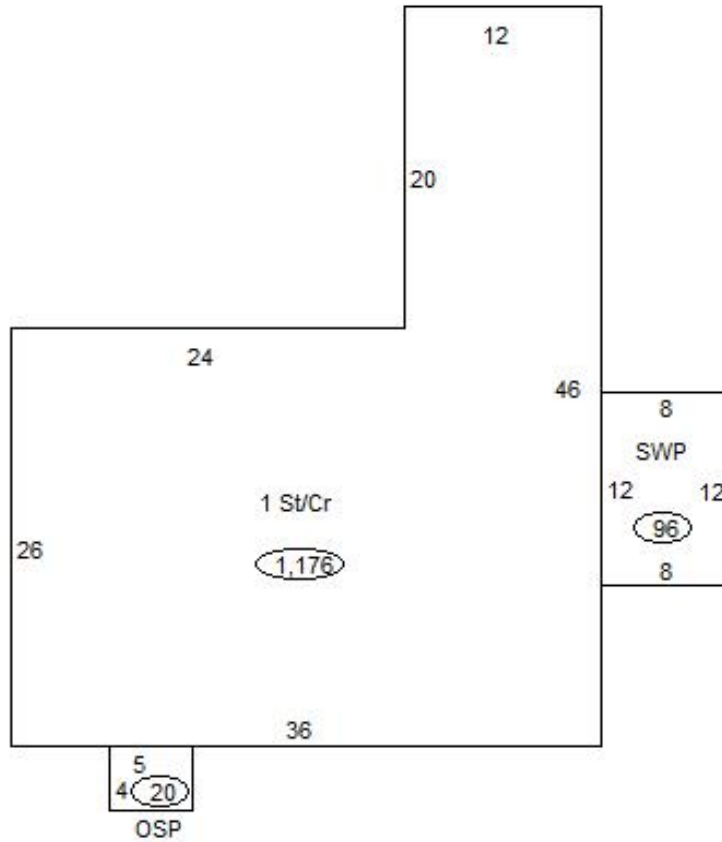
Value Reconciliation
Selected Approach Cost Approach Improvements 48,992 Lot Value 44,357 Indicated Value 93,349 79.38 Per SqFt Agland Value Site Improvements 1,202 Total Value 94,551 80.40 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PATO	SLAB PORCH - OPEN	64824	5x4		20	10.24		205
EPSW	ENCLOSED PORCH - SOLID WALL	64825	12x8		96	55.19		5,298



Sketch Image

660026902



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,176	1.000	1,176
2	M	PATO		13	Open Slab	20	1.000	20
3	M	EPSW		13	EPSW	96	1.000	96
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Dirt	Formed Metal	240
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (12.34 x 240)		2,962	2,962	2,370	592
	LNT0	LEAN-TO	9x20x8	Dirt	Formed Metal	180
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.42 x 180)		1,516	1,516	1,213	303
	LNT0	LEAN-TO	9x20x8	Dirt	Formed Metal	180
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.52 x 180)		1,534	1,534	1,227	307