



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026918 <b>Parcel ID</b> 20N16E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-20-16-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 341968 FIELD, MELISSA CAROL  30229 E ADMIRAL PL CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10803 E 590 RD UNIT A <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.74 - Acres <b>Sec/Twn/Rng</b> 31 / 20 / 16 / 4 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660026918_001.JPG 1/13/2026</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16316433 -95.64077385 TR DESC 2023-008992 AS BEG SW/C SW SE SE; N01.2547W 400.90'; N88.3512E 289.11'; S01.4207E 400.90'; S88.2806W 291' TO POB LESS S 260' W 100' THEREOF & LESS TR COMM SE/C SE; S88.2851W 1034 01' TO POB; S88.2851W 189.76'; N01.4823W 64.54'; N81.2639E 191.34'; S01.3825E 87.98' TO POB.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.8476	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	80,482.00 x .51 = 40,706	
Factor Value		
Adjustments	1.4986	
Lot Value	61,002	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,690 / 2,535
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,690
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	288,043 113.63 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.70	Total Misc Impr	+ 17,374				
Roofing Adj	+ 3.71	Garage Cost	+ 20,159				
Subfloor Adj	+ -1.54	Total RCN	= 327,055				
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	- 117,740				
Plumbing Adj	+ 7.70	Lump Sums	+ 6,964				
Basement Adj	+ 0.00	RCNLD	= 216,279				
Adj Base Cost	= 114.21	Lot Value	+ 61,002				
Total Area	x 2,535	Indicated Value	= 277,281				
Adjusted Cost	= 289,522	Value Per SqFt	109.38				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	216,279
Lot Value	61,002
Indicated Value	277,281 109.38 Per SqFt
Agland Value	
Site Improvements	21,519
Total Value	298,800 117.87 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	64869	52x7		364	25.79		9,388
PATO	SLAB PORCH - OPEN	64870	30x8		240	9.88		2,371
BALW	BALCONY - WOOD	64871	31x8		248	28.08		6,964



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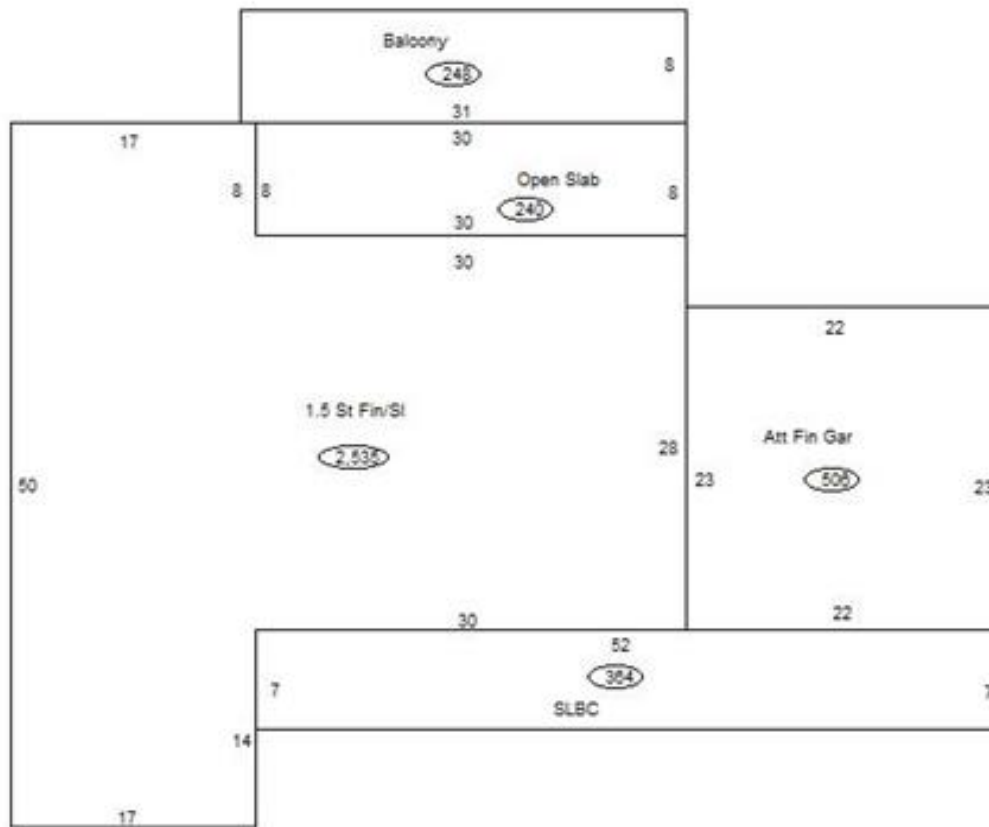
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### Sketch Image

660026918



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,690	1.500	2,535
2	G	5	Slab	13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	364	1.000	364
4	M	PATO		13	Open Slab	240	1.000	240
5	M	BALW		13	Balcony	248	1.000	248
<b>Total Building Area</b>						1,690		2,535



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (4.43 x 360)		1,595		1,595	1,595
	UTIL	Utility Building	50x24x10	Concrete	Composition Shingle	1,200
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	
	Base Cost (28.49 x 1,200)		34,188		34,188	16,752
	LNT0	LEAN-TO	50x10x8	Concrete	Composition Shingle	500
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	
	Base Cost (13.44 x 500)		6,720		6,720	4,637
	SHIP	Shipping/Storage Container	40x8x8			320
	Qual	0	Cond	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	
	Base Cost (6.25 x 320)		2,000		2,000	2,000