




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:10:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026919 <b>Parcel ID</b> 20N16E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-20-16-02810 <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> 182694 PATRICK, LOU ANN &  GREGORY S 10755 E 590 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10755 E 590 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .6 - Acres <b>Sec/Twn/Rng</b> 31 / 20 / 16 / 4 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660026919_001.JPG 11/13/25</p>																																																																																																																				
<b>Legal Description</b> S 260', W 100', SW SE SE Lat/Long: 36.16279386 -95.64115662																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	3600	
Non-Ag Acres	0.6639	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	28,919.00 x .57 = 16,484	
Factor Value		
Adjustments	1.0000	
Lot Value	16,484	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,288
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	364 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1988 / 29

Cost Approach		Manual : 01/2025	
Base Cost	101,53	Total Misc Impr	+ 8,109
Roofing Adj	+ 3.93	Garage Cost	+ 11,604
Subfloor Adj	+ 0.00	Total RCN	= 178,189
Heat/Cool Adj	+ 10.30	Depreciation ( 41%)	- 73,057
Plumbing Adj	+ 7.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,132
Adj Base Cost	= 123.04	Lot Value	+ 16,484
Total Area	x 1,288	Indicated Value	= 121,616
Adjusted Cost	= 158,476	Value Per SqFt	94.42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	135,237	105.00	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,132		
Lot Value	16,484		
Indicated Value	121,616	94.42	Per SqFt
Agland Value			
Site Improvements	4,808		
Total Value	126,424	98.16	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
PRCH	SLAB PORCH - COVERED	64874	18x4		72	21.07		1,517
PRCH	SLAB PORCH - COVERED	64875	12x8		96	20.99		2,015



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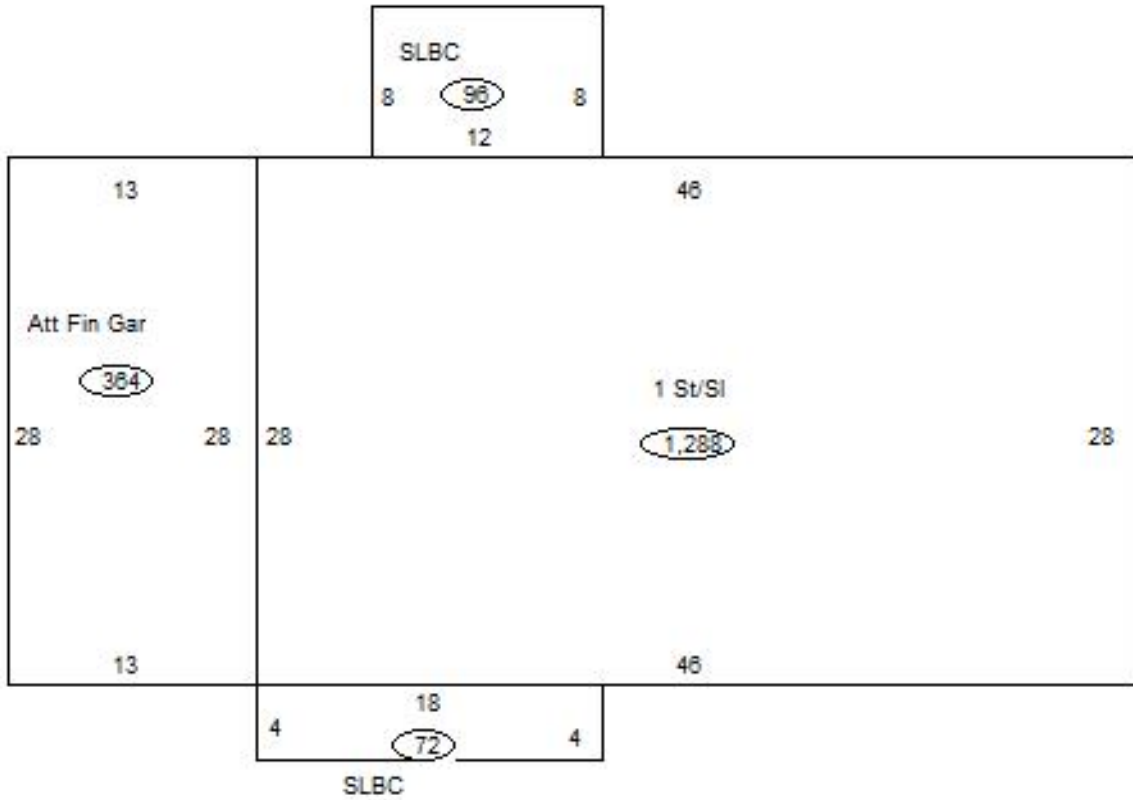
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### Sketch Image

660026919



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,288	1.000	1,288
2	G	5	Slab	13	Att Fin Gar	364	1.000	364
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	96	1.000	96
<b>Total Building Area</b>						1,288		1,288



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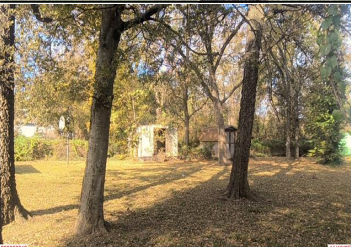

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140	
	Qual	2	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.11 x 140)	2,815		2,815	282	2,533
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.98 x 120)	2,518		2,518	478	2,040
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80	
	Qual	2	Cond 2	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.80 x 80)	2,064		2,064	2,064	
	CPAT	Carport - Attached	10x18x8	Dirt	Formed Metal	180	
	Qual	3	Cond 3	Year 1988	Eff Age 29		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.52 x 180)	1,174		1,174	939	235