



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660027104 Parcel ID 21N15E-31-4-00000-000-0000 Cadastral ID 31-21-15-01600 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 331182 VERDIGRIS VALLEY SOD FARM PO BOX 97 CATOOSA OK 74015-0000 Parcel Location Situs 24977 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 3.5 - Acres Sec/Twn/Rng 31 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25059564 -95.74221468																																																																																																																									
TR DESC 2020-009168 AS COMM NW/C E2 SE SE; S00.5644E 639.04' TO POB; N87.4404E 300.74'; S02.2942E 311.57'; S89.3110W 61.58'; S01 4735E 244.33'; S88.4528W 54.87'; N79.3820W 76.50'; S88.4528W 121 25'; N00.5644W 534.24' TO POB.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0014. 7/5/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,256 / 2,256
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 38

Cost Approach		Manual : 01/2025	
Base Cost	107,53	Total Misc Impr	+ 37,411
Roofing Adj	+ 5.38	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 332,135
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 149,461
Plumbing Adj	+ 5.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,674
Adj Base Cost	= 130.64	Lot Value	+
Total Area	x 2,256	Indicated Value	= 182,674
Adjusted Cost	= 294,724	Value Per SqFt	80.97

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	182,674
Lot Value	
Indicated Value	182,674 80.97 Per SqFt
Agland Value	882
Site Improvements	273,126
Total Value	456,682 202.43 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	65275	23x5		115	26.57		3,056
PRCH	SLAB PORCH - COVERED	65276	1200		1,200	23.95		28,740



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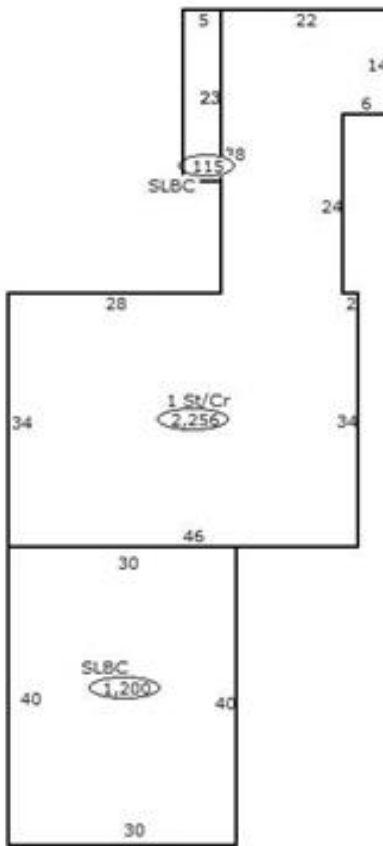
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1 St/Cr	2,256	1.000	2,256
2	M	PRCH		20	SLBC	115	1.000	115
3	M	PRCH		20	SLBC	1,200	1.000	1,200
Total Building Area						2,256		2,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	MS	MECH SHED	46x118x0			5,428
	Qual 2	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (5.85 x 5,428)		31,754		31,754	31,754
	UTIL	SHOP BUILDING	0x0x0			10,800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (21.32 x 10,800)		230,256		230,256	230,256
	LT	LEAN-TO	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 864)		2,523		2,523	2,523
	STGG	STG GOOD	0x0x0			80
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 80)		749		749	742
	CPDT	CARPORT - DETACHED	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 800)		8,264		8,264	7,851



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VE	VERDIGRIS CLAY LOAM	IMP PST	90			3.500	252	252	882	882
IMP PST Totals						3.500			882	882
Total Agland						3.500			882	882