



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:40:04
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Assessment Data					Primary Image																																																																																																																				
Account 660027694 Parcel ID 20N16E-32-4-00000-000-0000 Cadastral ID 32-20-16-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 274038 MCANALLY, PAULA & BILL CO-TRUSTEES PO BOX 481 CATOOSA OK 74015-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 73.1 - Acres Sec/Twn/Rng 32 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16860658 -95.62601908																																																																																																																									
TR IN E2 SW & W2 SE & W2 SW NE DESC AS BEG SE/C SW NE; S00 0633E 1597.53'; N89.3952W 122'; S77.5215W 487.34'; N89.3952W 733 70'; N72.5535W 173.61'; S89.3952W 319.08'; N56.4652E 580.09'; N00 0931W 2643.67'; N895225E 666.82'; S00.0802E 1322.02'; N89.5354E 666 25' TO POB LESS HWY.					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 LAND (UNITS BUILDABLE)	
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	
Adjustments	
Lot Value	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	7,003
Site Improvements	189,549
Total Value	196,552 0.00 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	64x96x12	Dirt	Formed Metal	6,144
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (16.89 x 6,144)	103,772		103,772	13,490	90,282
	LOAF	LOAFING SHED	14x24x8	Base	Formed Metal	336
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 336)	2,292		2,292	733	1,559
	UTIL	Utility Building	60x124x10	Dirt	Formed Metal	7,440
	Qual 3	Cond 3	Year 2009	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (18.24 x 7,440)	135,706		135,706	37,998	97,708



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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
OS	OSAGE CLAY	TMBR	58			67.082	104	104	7,003	7,003
TMBR Totals						67.082			7,003	7,003
Total Agland						67.082			7,003	7,003