



# 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	660029087				<p>660029087_001.JPG 10/2/2025</p>									
Parcel ID	000000-00-0-20090-002-0008													
Cadastral ID	34-20-14-05260													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	277438													
KYLES, MATTHEW W & TARA J														
28218 E 6TH ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	01403 N 155TH E AVE													
Subdivision	MIDWESTERN HEIGHTS													
Lot/Block	0008 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	34 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17544858 -95.80384616														
LOT 8 BLOCK 2 MIDWESTERN HEIGHTS														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2356/800	KYLES, TOMMIE RANDY &	09/18/2013		0 4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	0	Land Value	32,705	16,388	11%	1,803	Assessed	6,229	664.39					
Year Frozen	0	Improvements	40,237	40,237		4,426	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	72,942	56,625		6,229	Total Taxable	6,229	664.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660029087	KYLES, MATTHEW W & TARA J			1	71,681	0	5,932	633.00					
2024	2024-660029087	KYLES, MATTHEW W & TARA J			1	74,116	0	5,649	596.00					
2023	2023-660029087	KYLES, MATTHEW W & TARA J			1	51,779	0	5,381	552.00					
2022	2022-660029087	KYLES, MATTHEW W & TARA J			1	51,805	0	5,125	514.00					
2021	2021-660029087	KYLES, MATTHEW W & TARA J			1	44,369	0	4,881	429.00					
2020	2020-660029087	KYLES, MATTHEW W & TARA J			1	45,252	0	4,960	439.00					
2019	2019-660029087	KYLES, MATTHEW W & TARA J			1	43,043	0	4,724	424.00					
2018	2018-660029087	KYLES, MATTHEW W & TARA J			1	47,365	0	4,499	402.00					
2017	2017-660029087	KYLES, MATTHEW W & TARA J			1	46,928	0	4,284	387.00					
2016	2016-660029087	KYLES, MATTHEW W & TARA J			1	45,629	0	4,080	363.00					
2015	2015-660029087	KYLES, MATTHEW W & TARA J			1	47,556	0	3,886	347.00					
2014	2014-660029087	KYLES, MATTHEW W & TARA J			1	49,430	0	3,701	335.00					
2013	2013-660029087	KYLES, MATTHEW W & TARA J			1	48,494	0	3,525	316.00					




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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3065 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 13,349.00 x 2.45 = 32,705 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 32,705		 <p>660029087 09/17/25</p> <p>660029087_001.JPG 10/2/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,125 / 1,125
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	6 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1960 / 66

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 67,722 60.20 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 6 <b>Indicated Value</b> 98,070 Per SqFt

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 37,177 <b>Lot Value</b> 32,705 <b>Indicated Value</b> 69,882 62.12 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 3,060 <b>Total Value</b> 72,942 64.84 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.44	<b>Total Misc Impr</b>	+ 4,940	<b>Roofing Adj</b>	+ 4.10	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.40	<b>Total RCN</b>	= 132,774	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 72%)</b>	- 95,597
<b>Plumbing Adj</b>	+ 6.39	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 37,177
<b>Adj Base Cost</b>	= 113.63	<b>Lot Value</b>	+ 32,705	<b>Total Area</b>	x 1,125	<b>Indicated Value</b>	= 69,882
		<b>Value Per SqFt</b>	62.12	<b>Adjusted Cost</b>	= 127,834		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	69571	8x4		32	10.24		328
PRCH	SLAB PORCH - COVERED	69572	16x14		224	20.59		4,612



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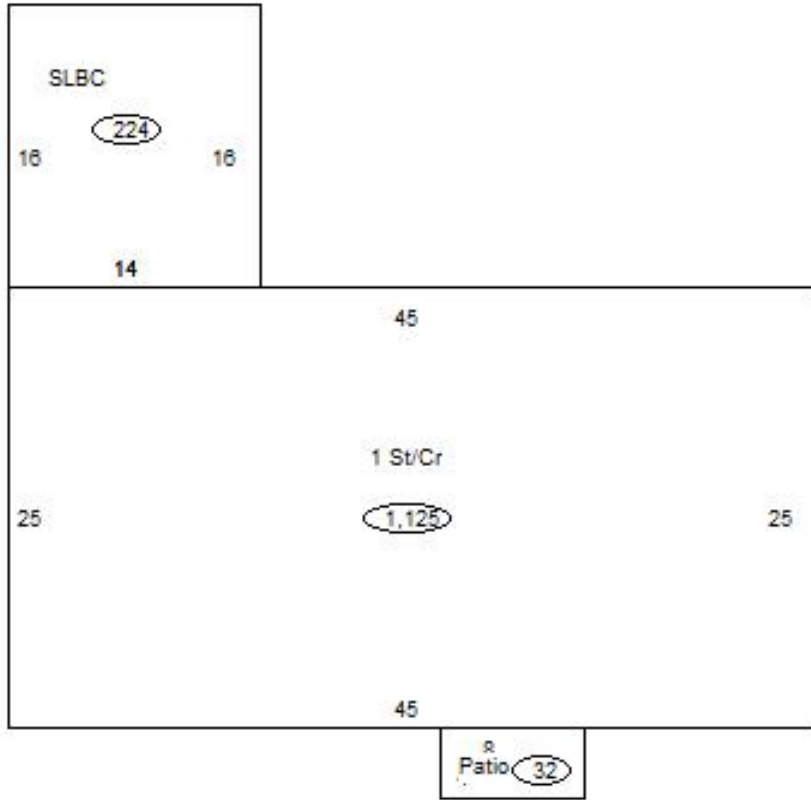
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,125	1.000	1,125
2	M	PATO		13	Patio	32	1.000	32
3	M	PRCH		13	SLBC	224	1.000	224
<b>Total Building Area</b>						1,125		1,125



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x12x8	Base	Formed Metal	120	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.77 x 120)		2,612		2,612	1,202	1,410
	BNGP	Barn - General Purpose	20x14x8	Dirt	Galvanized Metal	280	
	Qual	2	Cond 2	Year 1980	Eff Age 46		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (19.01 x 280)		5,323		5,323	3,673	1,650
	STF	STG FAIR - NCV	0x0x0				
	Qual	2	Cond	Year 0	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ 0% Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						