




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:18:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030242 Parcel ID 000000-00-0-00375-027-0003 Cadastral ID 35-20-14-07230 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 255442 THREADGILL, MARK C 616 N BIXBY ST COWETA OK 74429-0000 Parcel Location Situs 01154 N 169TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0003 / 0027 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\\\tsclient\\T\\LOGAN\\LOGAN RESIDENTIAL VI\\2021-6-9\\IMG_0013. 6/9/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17182226 -95.78895016 LOT 3 BLOCK 27 HIGHLAND ACRES																																																																																																																									
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Date 04/16/2026
Time 21:18:03
Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3247 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,145.00 x 2.45 = 34,655 Factor Value Adjustments 1.0000 Lot Value 34,655		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-9\IMG_0013. 6/9/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	768 / 768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Detached Garage - Finished
Remodel	
Year/Eff Age	1958 / 51



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	107,957	140.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	39,620		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	130.04	Total Misc Impr	+	690	
Roofing Adj	+ 7.28	Garage Cost	+	20,330	
Subfloor Adj	+ 0.00	Total RCN	=	146,941	
Heat/Cool Adj	+ 16.31	Depreciation (56%)	-	82,287	
Plumbing Adj	+ 10.33	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	64,654	
Adj Base Cost	= 163.96	Lot Value	+	34,655	
Total Area	x 768	Indicated Value	=	99,309	
Adjusted Cost	= 125,921	Value Per SqFt		129.31	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,654		
Lot Value	34,655		
Indicated Value	99,309	129.31	Per SqFt
Agland Value			
Site Improvements	3,249		
Total Value	102,558	133.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	72128	6x4		24	14.39		345
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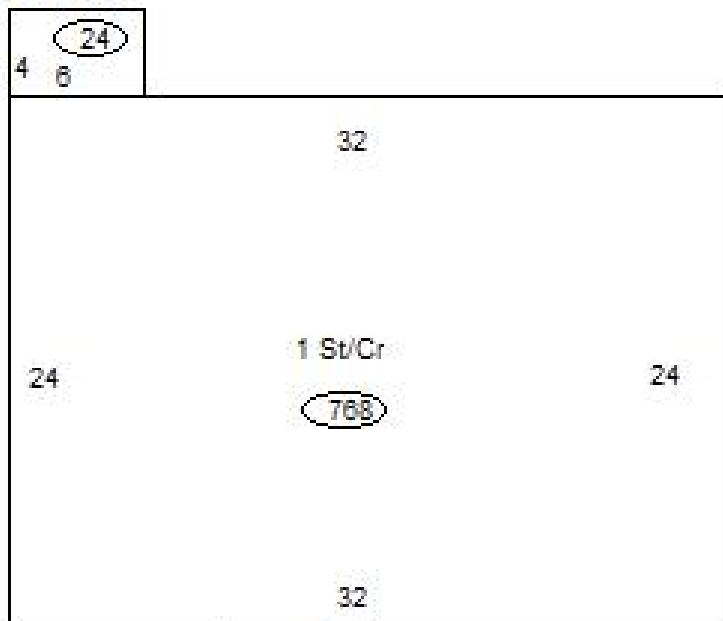
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Date 04/16/2026
 Time 21:18:03
 Page 3

Sketch Image

660030242

Open Slab



Open Slab

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	768	1.000	768
2	M	PATO		13	Open Slab	24	1.000	24
3	M	PATO		13	Open Slab	24	1.000	24
4	G	6		13	Det Fin Gar	240	1.000	240
Total Building Area						768		768



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Page 4

660030242

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	12x20x10	Dirt	Formed Metal	240
	Qual 2	Cond 2	Year 2022	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (4.20 x 240)	1,008		1,008	151	857



DTGF	DETACHED GARAGE FAIR	0x0x0			299
Qual 2	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (16.00 x 299)	4,784		4,784	2,392	2,392