




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:14:38
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030367 Parcel ID 20N15E-35-2-00000-000-0000 Cadastral ID 35-20-15-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 271706 ROBSON, FRANK ETAL C/O NICK ROBSON PO BOX 459 CATOOSA OK 74015-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 96.11 - Acres Sec/Twn/Rng 35 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-08-16 08-16-17\08-16-17 075.J 8/21/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.16321721 -95.67595291 E2 SE & E2 W2 SE LESS TR TO STATE OF OKLA																																																																																																																									
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 Page 2

Lot Data		Primary Image						
Lot Size	-	 <p>\\tsclient\C\Users\rln\Pictures\2017-08-16 08-16-17\08-16-17 075.J 8/21/2017</p>						
Lot Count	-							
Units Buildable	-							
Non-Ag Acres	0							
Topography	-							
Street Access	-							
Utilities	-							
Amenities	LAND QUALITY FLOOD ZONE							
Method	-							
Base Lot Value	-							
Factor Value	-	GRM Approach						
Adjustments	-	GRM Code	-					
Lot Value	-	Gross Rent	0.00					
Residential Data		Indicated Value						
Type	-	Multiple Regression						
Condition	-	MRA Code	-					
Quality	-	Adusted R	-					
Architecture	-	Indicated Value						
Style	-	Direct Comparables						
Exterior Wall	-	Selection Model	1 Res					
Base/Total Area /	-	Adjustment Model	A2 AO Test					
Style	-	Comparables						
HVAC	-	Indicated Value						
Roof Cover	-	Value Reconciliation						
Area on Slab	-	Selected Approach Cost Approach						
Fixture/RghIn /	-	Improvements						
Bed/F/H Bath / /	-	Lot Value						
Basement Area	-	Indicated Value 0.00 Per SqFt						
Garage Type	-	Agland Value 11,562						
Remodel	-	Site Improvements 21,357						
Year/Eff Age /	-	Total Value 32,919 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	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
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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Time 06:14:39
Page 3

660030367

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x36x12	Dirt	Formed Metal	1,080
	Qual 3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)		RCNLD
Base Cost (22.73 x 1,080)		24,548	24,548	3,191		21,357



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Time 06:14:39
Page 4

Agland Inventory

660030367

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			20.816	54	54	1,124	1,124
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			36.739	108	108	3,968	3,968
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.866	144	144	413	413
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			27.094	168	168	4,552	4,552
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			3.106	192	192	596	596
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			5.490	166	166	909	909
NTV PST Totals						96.110			11,562	11,562
Total Agland						96.110			11,562	11,562