



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 16:37:04

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Assessment Data					Primary Image				
<b>Account</b>	660030372								
<b>Parcel ID</b>	20N15E-35-2-00000-000-0000								
<b>Cadastral ID</b>	35-20-15-00400								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	RR	VI Area	3						
<b>Tax Area</b>	22 - CATOOSA / FAIR OAKS FD								
<b>Name ID</b>	346547								
K & J COWBOYS LLC									
8321 N 158TH E AVE OWASSO OK 74055-0000									
<b>Parcel Location</b>									
<b>Situs</b>	08309 E 586 RD								
<b>Subdivision</b>									
<b>Lot/Block</b>	/	<b>Parcel Size</b>	11.5 - Acres						
<b>Sec/Twn/Rng</b>	35 / 20 / 15 / 2								
<b>Neighborhood</b>	2015 - UNPLATTED								
<b>School District</b>	S002 - CATOOSA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.16747932 -95.68560076									
<b>Building Permits</b>									
W2 W2 E2 SW LYING N OF NEW HWY 33									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
8329	ROLL	10/2003	11/2004	54,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
<b>Sale History</b>									
	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>				
	/	ROGERS, KENNETH &	02/12/2025	0	4				
	/	WARREN, ROBERT C CONST LLC	05/25/2022	0	4				
	1226/263	WARREN, ROBERT	02/14/2000	0	No				
	1050/212	MOTT, BENJAMIN F	12/31/1996	68,000	No				
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	99.860	<b>Current Tax</b>	
<b>Remove Cap</b>	2005	<b>Land Value</b>	150,662	122,626	11%	13,489	<b>Assessed</b>	17,717	1,769.22
<b>Year Frozen</b>	0	<b>Improvements</b>	88,548	29,222		3,215	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	9,210	9,210		1,013	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	248,420	161,058		17,717	<b>Total Taxable</b>	17,717	1,769.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660030372	K & J COWBOYS LLC	22	227,113	0	16,873	1,685.00		
2024	2024-660030372	ROGERS, JANET S &	22	221,897	0	16,070	1,566.00		
2023	2023-660030372	ROGERS, JANET S &	22	139,129	0	15,305	1,436.00		
2022	2022-660030372	WARREN, ROBERT C &	22	136,165	0	14,978	1,409.00		
2021	2021-660030372	WARREN, ROBERT C CONST LLC	22	143,010	0	15,731	1,494.00		
2020	2020-660030372	WARREN, ROBERT C CONST LLC	22	142,813	0	15,250	1,456.00		
2019	2019-660030372	WARREN, ROBERT C CONST LLC	22	132,034	0	14,524	1,403.00		
2018	2018-660030372	WARREN, ROBERT C CONST LLC	22	133,592	0	14,695	1,411.00		
2017	2017-660030372	WARREN, ROBERT C CONST LLC	22	131,400	0	14,454	1,406.00		
2016	2016-660030372	WARREN, ROBERT C CONST LLC	22	129,170	0	14,209	1,363.00		
2015	2015-660030372	WARREN, ROBERT C CONST LLC	22	129,091	0	14,200	1,368.00		
2014	2014-660030372	WARREN, ROBERT C CONST LLC	20	130,117	0	14,313	1,295.00		
2013	2013-660030372	WARREN, ROBERT C CONST LLC	20	125,221	0	13,775	1,233.00		



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	11.9348							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
	FLOOD ZONE	0						
Method	Square-Foot							
Base Lot Value	519,882.00 x .29 = 150,662			660030372_002.JPG 11/13/2026				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	150,662			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model 1 Res				
Base/Total Area /				Adjustment Model A2 AO Test				
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value 150,662				
Basement Area				Indicated Value 150,662 0.00 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 85,774				
Year/Eff Age /				Total Value 236,436 0.00 Total Value Per SqFt				
<b>Cost Approach</b>								
				<b>Manual : 01/2025</b>				
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	+ 150,662					
Total Area	x	Indicated Value	= 150,662					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
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	
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year	2022	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 100% Func)	RCNLD	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year	2022	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 100% Func)	RCNLD	
	Base Cost (4.68 x )						
	UTIL	SHOP BUILDING	0x0x0			3,600	
	Qual	3 Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (25.08 x 3,600)		90,288		90,288	4,514	85,774



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Lot Data		Primary Image	
Lot Size	-	<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0104\IMG_0001. 1/5/2022</p>	
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY FLOOD ZONE		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data			
Type	6 Mobile Home 76 x 16		
Condition	1.5 - Low		
Quality	1.3 - Low		
Architecture	6 MS ADJ		
Style	100% Single Wide		
Exterior Wall	100% Aluminum Sheet		
Base/Total Area	1,216 / 1,216		
Style	100% Single Wide		
HVAC	100% Warmed & Cooled Air		
Roof Cover	14 Metal, Ribbed		
Area on Slab	0		
Fixture/RghIn	/		
Bed/F/H Bath	/ /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	1993 / 40		
Cost Approach		Manual : 01/2025	
Base Cost	27.79	Total Misc Impr	+ 0
Roofing Adj	+ 2.23	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 46,050
Heat/Cool Adj	+ 2.92	Depreciation ( 80%)	- 36,840
Plumbing Adj	+ 4.93	Lump Sums	+ 2,774
Basement Adj	+ 0.00	RCNLD	= 11,984
Adj Base Cost	= 37.87	Lot Value	+ 11,984
Total Area	x 1,216	Indicated Value	= 11,984
Adjusted Cost	= 46,050	Value Per SqFt	9.86
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	11,984		
Lot Value			
Indicated Value	11,984	9.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	11,984	9.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	152395	30x8		240	28.90	60%	2,774



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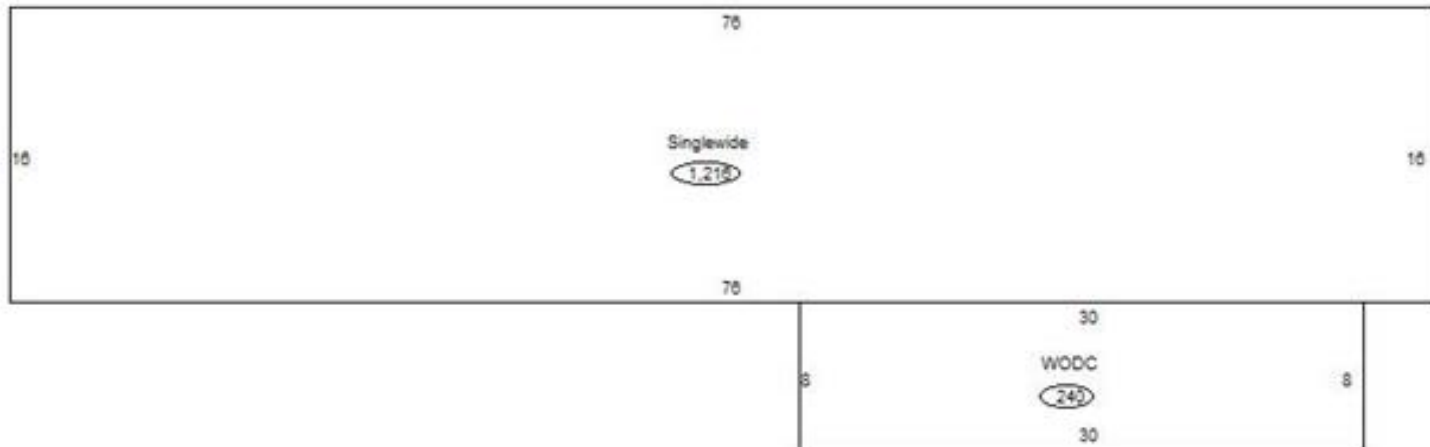
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
2	M	WODC		10	WODC	240	1.000	240
<b>Total Building Area</b>						1,216		1,216