



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	660030373				<p>660030373_002.JPG 1/13/2026</p>				
Parcel ID	20N15E-35-2-00000-000-0000								
Cadastral ID	35-20-15-00500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	327250								
JAK TRUST									
30343 S 4110 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	30343 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size 7.5 - Acres							
Sec/Twn/Rng	35 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17000001 -95.68804470									
S2 S2 SW NW, LESS N 165' OF W 660' THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18 000221	R19- NEW 30X30 DTCH ACC BLDG	08/2018	10/2018	15,000					
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	KETNER, JACOB H & ANGELA M	03/29/2019	0	4
					2639/290	GIVENS, RONALD DOUGLAS &	06/07/2017	97,500	YES
					2195/117	BLANKENSHIP, KENNETH E &-BILLIE	09/02/2011	50,000	9
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap	2018	Land Value	102,780	79,933	11%	8,793	Assessed	14,643	1,462.25
Year Frozen	0	Improvements	101,243	53,182		5,850	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	204,023	133,115		14,643	Total Taxable	13,643	1,369.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030373	JAK TRUST	22	172,470	1000	13,217	1,327.00		
2024	2024-660030373	JAK TRUST	22	175,123	1000	12,802	1,255.00		
2023	2023-660030373	JAK TRUST	22	131,178	1000	12,400	1,170.00		
2022	2022-660030373	JAK TRUST	22	128,446	1000	12,010	1,136.00		
2021	2021-660030373	JAK TRUST	22	116,935	1000	11,631	1,111.00		
2020	2020-660030373	JAK TRUST	22	116,189	1000	11,263	1,083.00		
2019	2019-660030373	JAK TRUST	22	108,237	1000	10,906	1,060.00		
2018	2018-660030373	KETNER, JACOB H & ANGELA M	22	100,925	0	11,102	1,066.00		
2017	2017-660030373	KETNER, JACOB H & ANGELA M	22	91,662	0	10,083	981.00		
2016	2016-660030373	GIVENS, RONALD DOUGLAS &	22	90,651	0	9,972	957.00		
2015	2015-660030373	GIVENS, RONALD DOUGLAS &	22	89,450	0	9,840	948.00		
2014	2014-660030373	GIVENS, RONALD DOUGLAS &	20	89,767	0	9,874	893.00		
2013	2013-660030373	GIVENS, RONALD DOUGLAS &	20	90,117	0	9,913	887.00		



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image		
Lot Size						
Lot Count						
Units Buildable	1					
Non-Ag Acres	7.538					
Topography						
Street Access						
Utilities						
Amenities	LAND QUALITY		0			
	FLOOD ZONE		0			
Method	Square-Foot					
Base Lot Value	328,355.00 x .31 = 102,780				660030373_002.JPG	1/13/2026
Factor Value				GRM Approach		
Adjustments	1.0000			GRM Code		
Lot Value	102,780			Gross Rent	0.00	
Residential Data				Indicated Value		
Type	1 Single Family Residence			Multiple Regression		
Condition	3 - Average			MRA Code	1 Test	
Quality	2.5 - Fair			Adusted R	0.8445	
Architecture	TRAD TRADITIONAL			Indicated Value	126,927 109.89 Per SqFt	
Style	100% One Story			Direct Comparables		
Exterior Wall	100% Veneer, Stone			Selection Model	1 Res	
Base/Total Area	1,155 / 1,155			Adjustment Model	A2 AO Test	
Style	100% One Story			Comparables		
HVAC	100% Warmed & Cooled Air			Indicated Value		
Roof Cover	1 Composition Shingle			Value Reconciliation		
Area on Slab	0			Selected Approach	Cost Approach	
Fixture/RghIn	7 /			Improvements	69,496	
Bed/F/H Bath	2 / 1.0 /			Lot Value	102,780	
Basement Area				Indicated Value	172,276 149.16 Per SqFt	
Garage Type	252 Attached Garage - Unfinished 1 Stalls			Agland Value		
Remodel				Site Improvements	31,747	
Year/Eff Age	1950 / 57			Total Value	204,023 176.64 Total Value Per SqFt	
Cost Approach		Manual : 01/2025				
Base Cost	120.43	Total Misc Impr	+	5,821		
Roofing Adj	+ 4.82	Garage Cost	+	8,490		
Subfloor Adj	+ 1.24	Total RCN	=	182,883		
Heat/Cool Adj	+ 11.47	Depreciation (62%)	-	113,387		
Plumbing Adj	+ 7.99	Lump Sums	+	0		
Basement Adj	+ 0.00	RCNLD	=	69,496		
Adj Base Cost	= 145.95	Lot Value	+	102,780		
Total Area	x 1,155	Indicated Value	=	172,276		
Adjusted Cost	= 168,572	Value Per SqFt		149.16		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	72278	6x5		30	24.17		725



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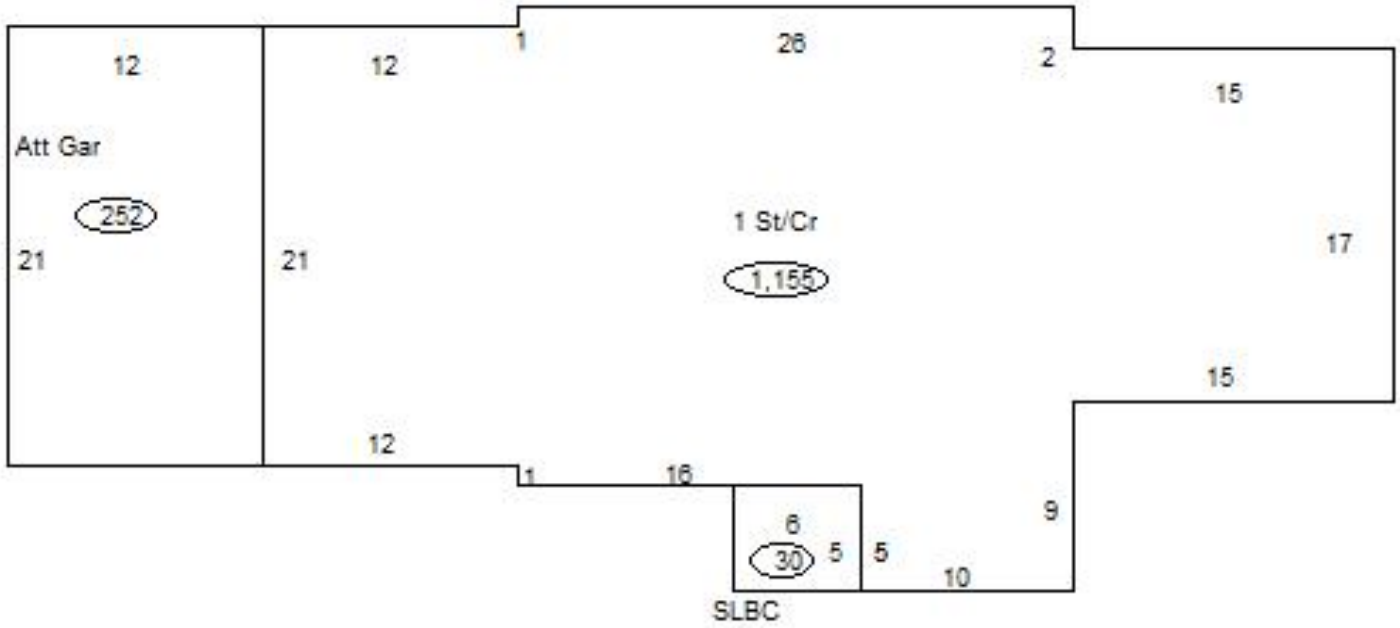
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Sketch Image

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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	1,155	1.000	1,155
2	G	1		13	Att Gar	252	1.000	252
3	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						1,155		1,155



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
	Base Cost (31.86 x 900)		28,674		28,674	3,154	25,520
	SHDS	Shed - Small	10x10x8	Base	Composition Shingle	100	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (22.57 x 100)		2,257		2,257	1,332	925
	BNGP	Barn - General Purpose	20x28x10	Base	Galvanized Metal	560	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
	Base Cost (21.04 x 560)		11,782		11,782	6,480	5,302