



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 660030375 Parcel ID 20N15E-35-1-00000-000-0000 Cadastral ID 35-20-15-00800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 339515 CRUZ, LIONEL & BRITTANY A CRITTENDEN 30188 S 4120 RD CATOOSA OK 74015-0000 Parcel Location Situs 30188 S 4120 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 35 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17393610 -95.67381239										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>R26 039</td> <td>NEW DTCH ACC BLDG 30X35</td> <td>01/2026</td> <td>04/2026</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 039	NEW DTCH ACC BLDG 30X35	01/2026	04/2026	15,000																																																																																																	
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.7614 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 120,285.00 x .42 = 50,762 Factor Value Adjustments 2.2131 Lot Value 112,342		 <p>660030375_001.JPG 1/13/2026</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	416 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1971 / 27

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 149,564 143.81 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	102.24	Total Misc Impr	+ 3,696	Roofing Adj	+ 4.19	Garage Cost	+ 12,804
Subfloor Adj	+ 2.43	Total RCN	= 149,797	Heat/Cool Adj	+ 10.30	Depreciation (39%)	- 58,421
Plumbing Adj	+ 9.01	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 91,376
Adj Base Cost	= 128.17	Lot Value	+ 112,342	Total Area	x 1,040	Indicated Value	= 203,718
		Value Per SqFt	195.88	Adjusted Cost	= 133,297		

Value Reconciliation
Selected Approach Cost Approach Improvements 91,376 Lot Value 112,342 Indicated Value 203,718 195.88 Per SqFt Agland Value Site Improvements 42,780 Total Value 246,498 237.02 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	72284	8x8		64	10.24	655
PATO	SLAB PORCH - OPEN	72285	36x11		396	7.68	3,041



Rogers

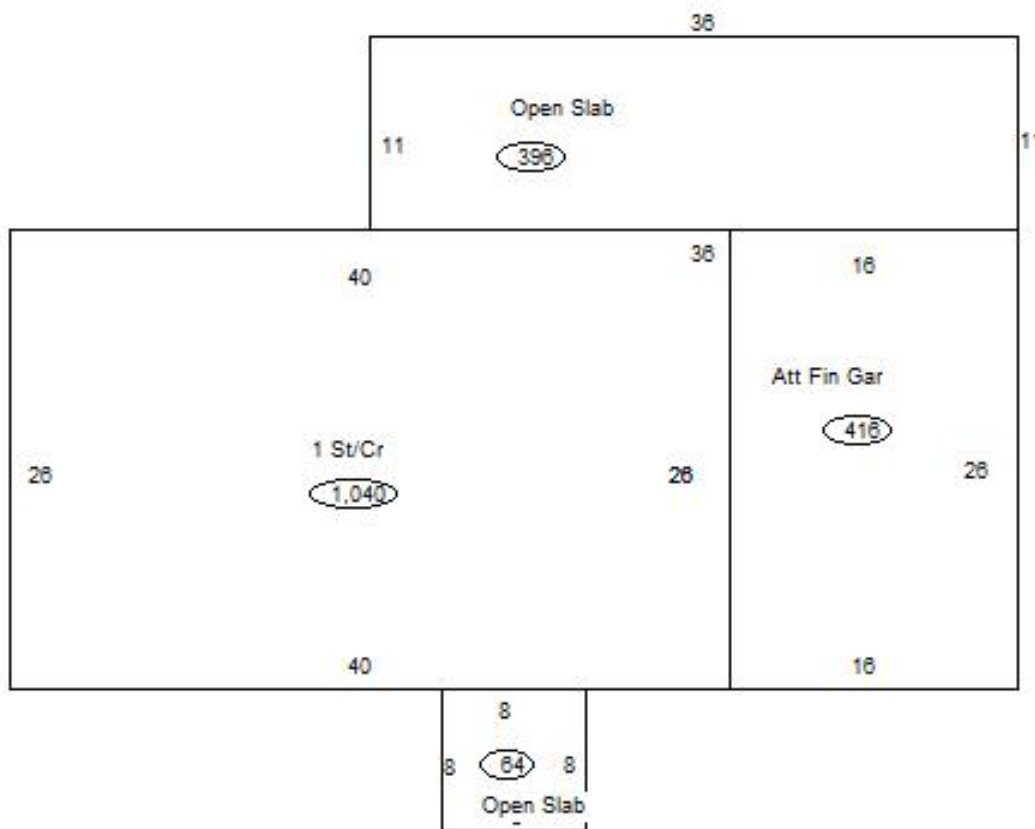
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Sketch Image

660030375



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,040	1.000	1,040
2	G	5		13	Att Fin Gar	416	1.000	416
3	M	PATO		13	Open Slab	64	1.000	64
4	M	PATO		13	Open Slab	396	1.000	396
Total Building Area						1,040		1,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x35x12	Concrete	Formed Metal	1,050
	Qual	4	Cond 4	Year 2026	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (37.07 x 1,050)		38,924	38,924		38,924
	BNGP	Barn - General Purpose	28x14x8	Dirt	Formed Metal	392
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (21.86 x 392)		8,569	8,569	4,713	3,856