



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 660030382 Parcel ID 20N15E-35-3-00000-000-0000 Cadastral ID 35-20-15-01500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 266154 WOOD, SHARON KAY TRUSTEE 30433 S 4110 RD CATOOSA OK 74015-0000 Parcel Location Situs 30433 S 4110 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 35 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660030382_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.16917527 -95.68840332																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	<p>660030382 11/06/25</p> <p>660030382_001.JPG 1/13/2026</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,880 / 1,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	576
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 48

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	98.82	Total Misc Impr	+ 12,360	Roofing Adj	+ 4.95	Garage Cost	+ 0
Subfloor Adj	+ 0.47	Total RCN	= 243,976	Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 134,187
Plumbing Adj	+ 7.49	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 109,789
Adj Base Cost	= 123.20	Lot Value	+ 0	Total Area	x 1,880	Indicated Value	= 109,789
		Value Per SqFt	58.40	Adjusted Cost	= 231,616		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,789		
Lot Value			
Indicated Value	109,789	58.40	Per SqFt
Agland Value	2,240		
Site Improvements	62,257		
Total Value	174,286	92.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	72295	16x12		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	72296	338		338	23.17		7,831



Rogers

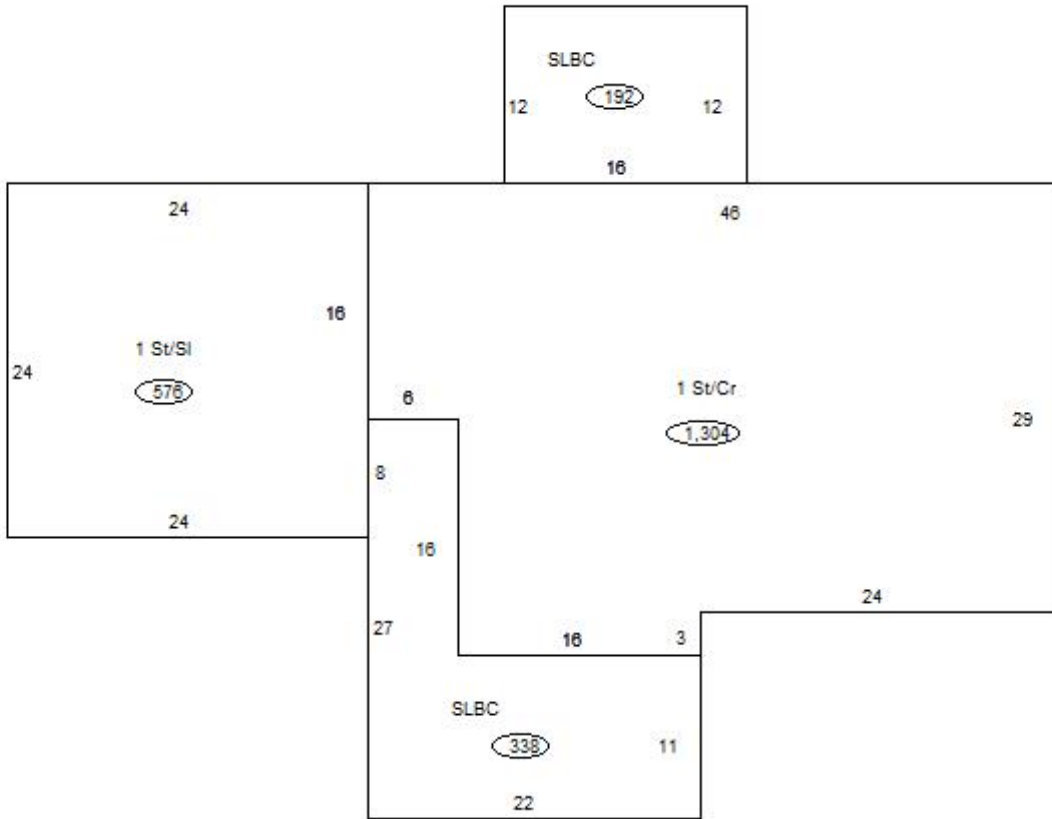
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Sketch Image

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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	1,304	1.000	1,304
2	R	1	Slab	13	1 St/SI	576	1.000	576
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	338	1.000	338
Total Building Area						1,880		1,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	30x40x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
		Base Cost (25.81 x 1,200)	30,972		30,972	3,407	27,565
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (18.16 x 240)	4,358		4,358	1,612	2,746
	SHDS	Shed - Small	20x12x8	Plank	Formed Metal	240	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (18.16 x 240)	4,358		4,358	1,612	2,746
	SHDS	Shed - Small	9x16x8	Plank	Composition Shingle	144	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (19.93 x 144)	2,870		2,870	1,320	1,550
	UTIL	Utility Building EST DUE TO LOCKED GATE	30x40x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 4	Year 2005	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
		Base Cost (30.80 x 1,200)	36,960		36,960	10,349	26,611
	SHDS	Shed - Small	12x16x8	Dirt	Formed Metal	192	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
		Base Cost (13.20 x 192)	2,534		2,534	1,495	1,039



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			10.000	224	224	2,240	2,240
IMP PST Totals						10.000			2,240	2,240
Total Agland						10.000			2,240	2,240