




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660030385 Parcel ID 20N15E-35-3-00000-000-0000 Cadastral ID 35-20-15-01900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 305566 JOHNSON, SUSAN I 30625 S 4110 RD CATOOSA OK 74015-0000 Parcel Location Situs 30625 S 4110 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 35 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0104\IMG_0030. 1/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.16737624 -95.68950678																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.8216 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 210,027.00 x .35 = 73,198 Factor Value Adjustments 1.0000 Lot Value 73,198		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0104\IMG_0030. 1/5/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 58

Cost Approach				Manual : 01/2025			
Base Cost	85.65	Total Misc Impr	+ 40,663				
Roofing Adj	+ 3.87	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 193,053				
Heat/Cool Adj	+ 10.30	Depreciation (65%)	- 125,484				
Plumbing Adj	+ 9.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 67,569				
Adj Base Cost	= 108.85	Lot Value	+ 73,198				
Total Area	x 1,400	Indicated Value	= 140,767				
Adjusted Cost	= 152,390	Value Per SqFt	100.55				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	131,376	93.84	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,569		
Lot Value	73,198		
Indicated Value	140,767	100.55	Per SqFt
Agland Value			
Site Improvements	46,672		
Total Value	187,439	133.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	72304	24x4		96	20.99		2,015
PATO	SLAB PORCH - OPEN	72305	23x16		368	7.75		2,852
PRCH	SLAB PORCH - COVERED	72306	28x28		784	19.34		15,163
EPSW	ENCLOSED PORCH - SOLID WALL	135166	20x15		300	53.52		16,056
SHLT	STORM SHELTER N G			1	1	0.00		



Rogers

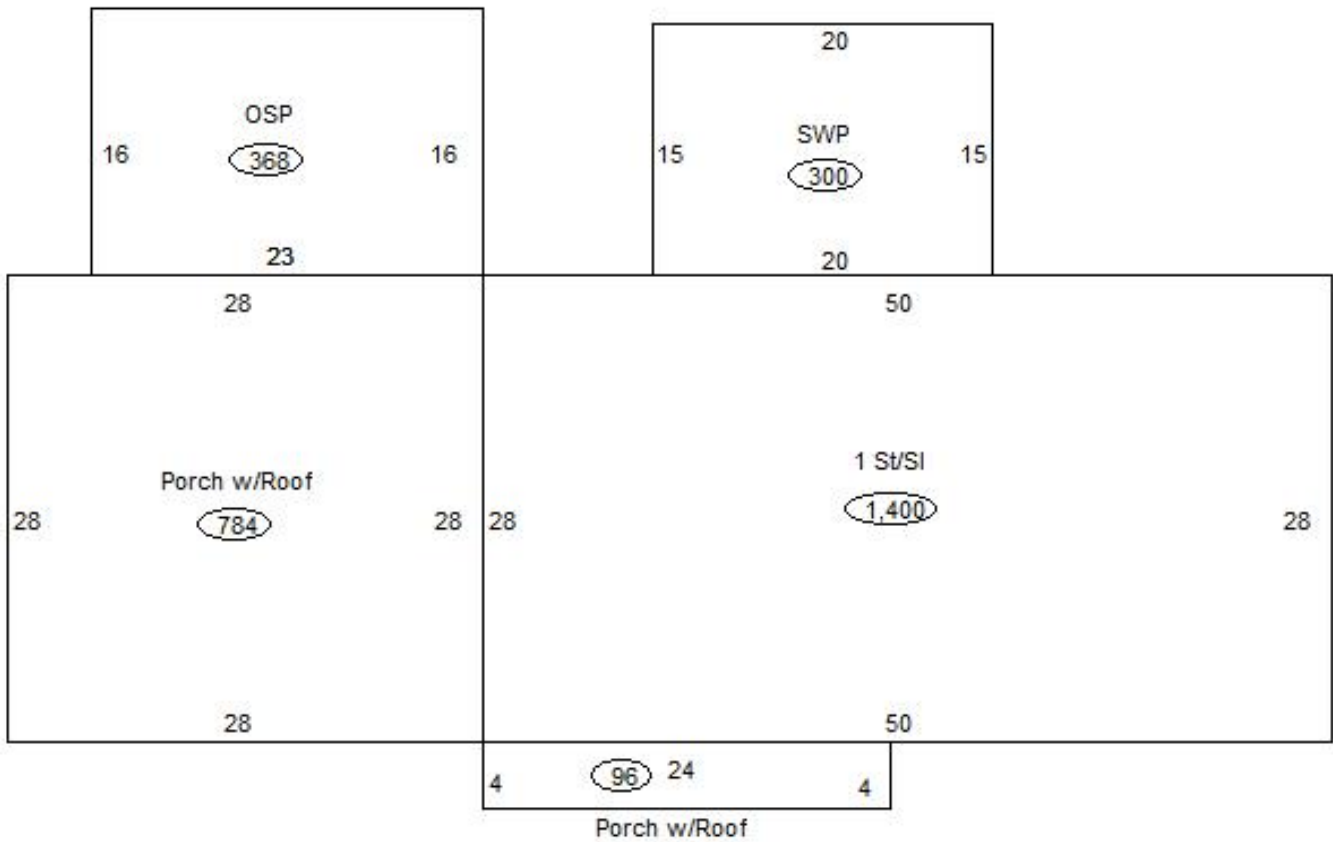
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,400	1.000	1,400
2	M	PRCH		13	SLBC	96	1.000	96
3	M	PATO		13	Open Slab	368	1.000	368
4	M	PRCH		13	SLBC	784	1.000	784
5	M	EPSW		13	EPSW	300	1.000	300
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	8x8x8	Plank	Composition Shingle	64
	Qual	2	Cond 2	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (26.90 x 64)		1,722		1,722	1,722
	BNGP	Barn - General Purpose	36x36x12	Dirt	Formed Metal	1,296
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
	Base Cost (23.07 x 1,296)		29,899		29,899	6,578
						23,321
	LNT0	Lean To - Attached	10x36x10	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	
	Base Cost (8.64 x 360)		3,110		3,110	1,555
						1,555
	UTIL	Utility Building	30x30x12	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (32.29 x 900)		29,061		29,061	7,265
						21,796