




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account 660030398 Parcel ID 20N15E-35-3-00000-000-0000 Cadastral ID 35-20-15-03100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 259568 BRADFORD, RICHARD L & ALMA J 30497 S 4110 RD CATOOSA OK 74015-0000 Parcel Location Situs 30497 S 4110 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 35 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>660030398 11/10/25</p> <p>660030398_001.JPG 1/13/2026</p>				
Legal Description S2 S2 NW NW SW Lat/Long: 36.16805575 -95.68948856									
Building Permits									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	969/74	WARD, GEARY L	09/14/1994	72,500	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax
Remove Cap	0	Land Value	48,320	35,434	11%	3,898	Assessed	9,850	983.62
Year Frozen	0	Improvements	61,797	54,113		5,952	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	110,117	89,547		9,850	Total Taxable	8,850	891.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660030398	BRADFORD, RICHARD L &			22	111,506	1000	8,563	862.00
2024	2024-660030398	BRADFORD, RICHARD L &			22	116,055	1000	8,285	814.00
2023	2023-660030398	BRADFORD, RICHARD L &			22	107,187	1000	8,015	759.00
2022	2022-660030398	BRADFORD, RICHARD L &			22	91,426	1000	7,752	736.00
2021	2021-660030398	BRADFORD, RICHARD L &			22	90,156	1000	7,498	719.00
2020	2020-660030398	BRADFORD, RICHARD L &			22	91,816	1000	7,250	699.00
2019	2019-660030398	BRADFORD, RICHARD L &			22	88,286	1000	7,009	684.00
2018	2018-660030398	BRADFORD, RICHARD L &			22	88,815	1000	6,776	657.00
2017	2017-660030398	BRADFORD, RICHARD L &			22	88,231	1000	6,549	644.00
2016	2016-660030398	BRADFORD, RICHARD L &			22	86,568	1000	6,330	614.00
2015	2015-660030398	BRADFORD, RICHARD L &			22	89,137	1000	6,116	597.00
2014	2014-660030398	BRADFORD, RICHARD L &			20	92,026	1000	5,909	535.00
2013	2013-660030398	BRADFORD, RICHARD L &			20	82,681	1000	5,708	511.00



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.5371	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	110,515.00 x .44 = 48,320	
Factor Value		
Adjustments	1.0000	
Lot Value	48,320	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	300
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

Cost Approach				Manual : 01/2025			
Base Cost	104.51	Total Misc Impr	+ 484				
Roofing Adj	+ 4.18	Garage Cost	+ 484				
Subfloor Adj	+ 0.67	Total RCN	= 203,050				
Heat/Cool Adj	+ 11.47	Depreciation (70%)	- 142,135				
Plumbing Adj	+ 9.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 60,915				
Adj Base Cost	= 129.85	Lot Value	+ 48,320				
Total Area	x 1,560	Indicated Value	= 109,235				
Adjusted Cost	= 202,566	Value Per SqFt	70.02				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	106,033	67.97	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,915		
Lot Value	48,320		
Indicated Value	109,235	70.02	Per SqFt
Agland Value			
Site Improvements	882		
Total Value	110,117	70.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72339	5x4		20	24.21		484



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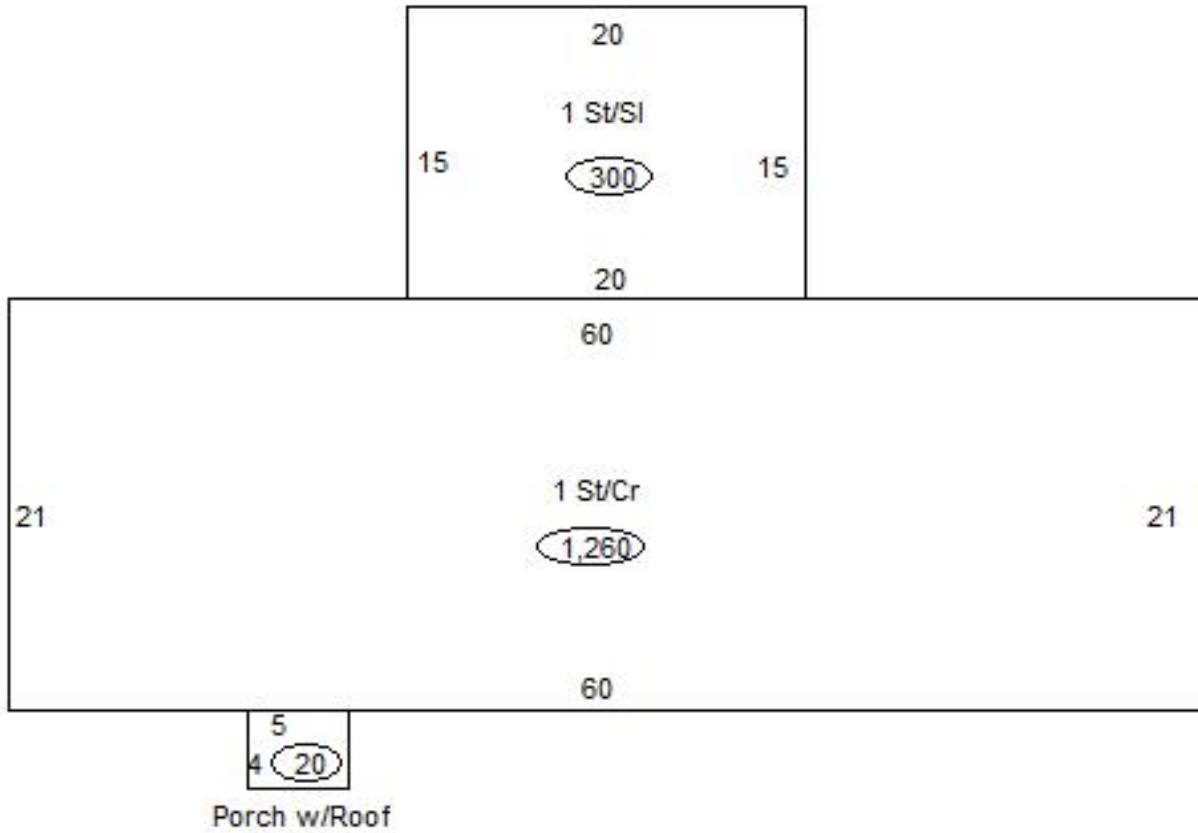
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Sketch Image

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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	1,260	1.000	1,260
2	M	PRCH		13	SLBC	20	1.000	20
3	R	1	Slab	13	1 St/SI	300	1.000	300
Total Building Area						1,560		1,560



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	20x28x0			560
	Qual	3	Cond 3	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (3.50 x 560)	1,960		1,960	1,078



STF	STG FAIR		0x0x0		
Qual		Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				



BARN	Barn		0x0x0		
Qual		Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (11.51 x)				