



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660030402 <b>Parcel ID</b> 20N15E-35-3-00000-000-0000 <b>Cadastral ID</b> 35-20-15-03500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 161634 GIVENS, RONALD DOUGLAS & MARCIA ALENE ALLEN-GIVENS  30805 S 4110 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30805 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.99 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\K\W\Pictures\2013-04-29\075.JPG 4/29/2013</p>																																																																																																															
<b>Legal Description</b> Lat/Long: 36.16551443 -95.68935152 ALL THAT PT NW SW SW LYING N OF HWY IN SEC 35, SD TR BEG: AT NW/C SW SW SD SEC; E ALG N/L SW SW 659.59' TO NE/C OF W2 SW SW; S ALG E/L W2 SW SW 379.8' TO NLY ROW/L OF OK ST HWY 33; WLY AROUND A CURVE TO RT WHOSE RAD (21,770.92) 283. 23' TO A PT; NELY AROUND A CURVE TO RT WHOSE RAD (225) 381.59' TO A PT 189.34'																																																																																																																				
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.9254 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 214,551.00 x .35 = 74,329 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 74,329		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,624 / 1,624
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,624
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	2 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	560 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	245,519	151.18	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.14	<b>Total Misc Impr</b>	+	11,880			
<b>Roofing Adj</b>	+ 4.16	<b>Garage Cost</b>	+	18,788			
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	=	227,740			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 49%)</b>	-	111,593			
<b>Plumbing Adj</b>	+ 8.67	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	116,147			
<b>Adj Base Cost</b>	= 121.35	<b>Lot Value</b>	+	74,329			
<b>Total Area</b>	x 1,624	<b>Indicated Value</b>	=	190,476			
<b>Adjusted Cost</b>	= 197,072	<b>Value Per SqFt</b>		117.29			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	116,147		
<b>Lot Value</b>	74,329		
<b>Indicated Value</b>	190,476	117.29	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	77,280		
<b>Total Value</b>	267,756	164.87	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	72344	20x12		240	23.44	5,626
PRCH	SLAB PORCH - COVERED	72345	12x4		48	24.12	1,158



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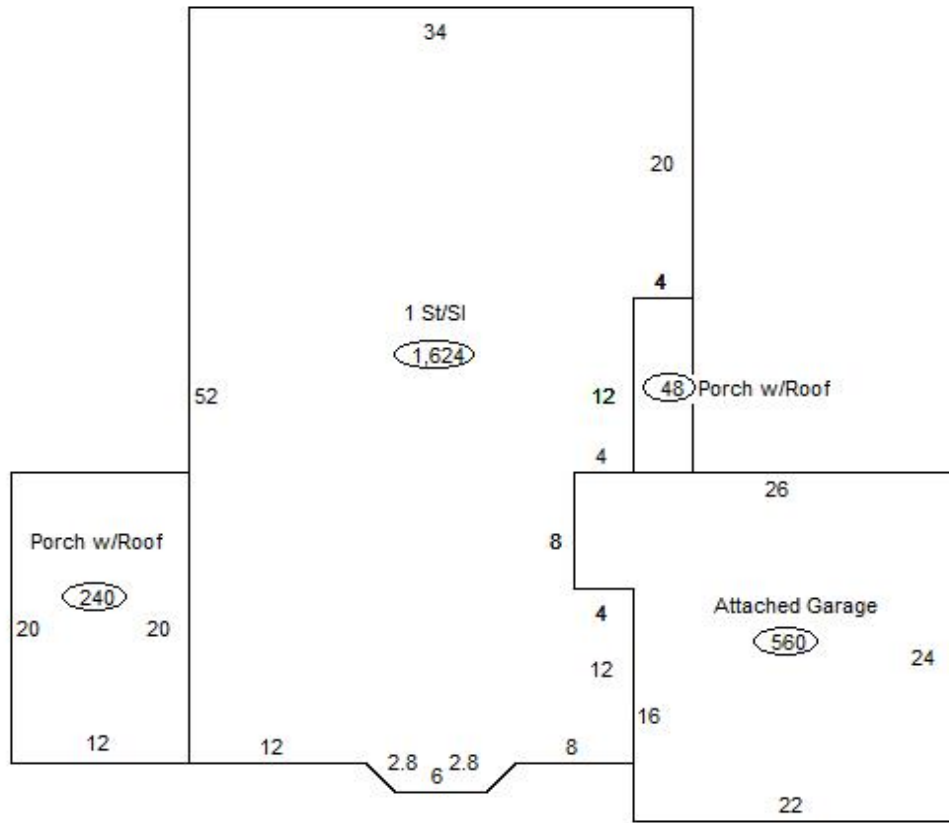
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,624	1.000	1,624
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						1,624		1,624



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x20x8	Concrete	Formed Metal	400
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (15.25 x 400)		6,100	6,100	2,806	3,294
	SHDS	Shed - Small	20x20x8	Concrete	Formed Metal	400
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (15.92 x 400)		6,368	6,368	2,929	3,439
	UTIL	Utility Building	78x30x10	Concrete	Formed Metal	2,340
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	
	Base Cost (25.24 x 2,340)		59,062	59,062	28,940	30,122
	UTIL	Utility Building	80x40x12	Concrete	Formed Metal	3,200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	
	Base Cost (24.77 x 3,200)		79,264	79,264	38,839	40,425