



# 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> 660030407 <b>Parcel ID</b> 20N15E-35-2-00000-000-0000 <b>Cadastral ID</b> 35-20-15-04100 <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> 163544 ALLISON, HENRY L & DAISY B  CO-TRUSTEES 30297 S 4110 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30297 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660030407_001.JPG 1/13/2026</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17188905 -95.68840112																																																																																																																									
<b>S2 N2 SW NW</b>					<b>Building Permits</b> <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>R2016 10 37</td> <td>R18-NEW 1208 SQ FT SFR</td> <td>10/2016</td> <td>12/2017</td> <td>76,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 10 37	R18-NEW 1208 SQ FT SFR	10/2016	12/2017	76,000																																																																																																						
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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> 9.7538 <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> 424,876.00 x .30 = 126,910 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 126,910		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,023 / 2,023
<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>	2,023
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28

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> 294,779 145.71 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>	107.21	<b>Total Misc Impr</b>	+ 31,131	<b>Roofing Adj</b>	+ 4.68	<b>Garage Cost</b>	+ 18,168
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 316,315	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 35%)</b>	- 110,710
<b>Plumbing Adj</b>	+ 9.65	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 205,605
<b>Adj Base Cost</b>	= 131.99	<b>Lot Value</b>	+ 126,910	<b>Total Area</b>	x 2,023	<b>Indicated Value</b>	= 332,515
		<b>Value Per SqFt</b>	164.37	<b>Adjusted Cost</b>	= 267,016		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 205,605 <b>Lot Value</b> 126,910 <b>Indicated Value</b> 332,515 164.37 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 70,793 <b>Total Value</b> 403,308 199.36 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	72359		137	137	26.50		3,631
EPSW	ENCLOSED PORCH - SOLID WALL	72360	16x12		192	69.22		13,290
PRCH	SLAB PORCH - COVERED	72361	332		332	25.89		8,595



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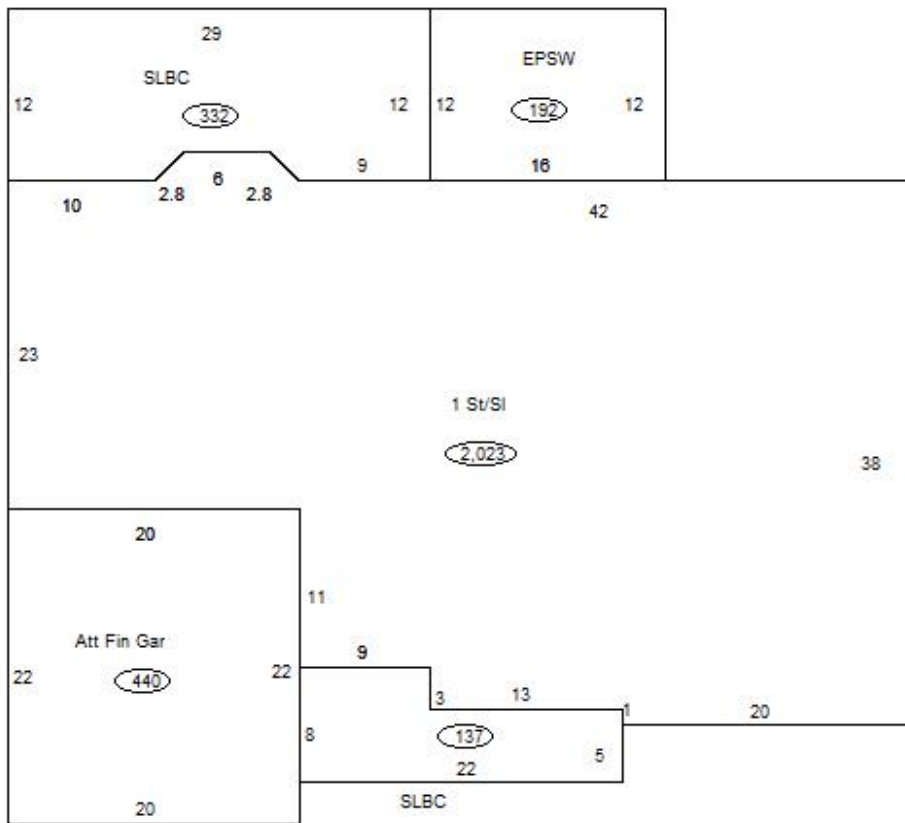
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### Sketch Image

660030407



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,023	1.000	2,023
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	137	1.000	137
4	M	EPSW		13	EPSW	192	1.000	192
5	M	PRCH		13	SLBC	332	1.000	332
<b>Total Building Area</b>						2,023		2,023



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	35x50x10	Concrete	Formed Metal	1,750
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	
Base Cost (28.23 x 1,750)		49,403		49,403	7,410	41,993
	BNGP	Barn - General Purpose	30x26x10	Base	Formed Metal	780
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
Base Cost (21.73 x 780)		16,949		16,949	4,237	12,712
	BNGP	Barn - General Purpose	30x40x8	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	
Base Cost (21.28 x 1,200)		25,536		25,536	9,448	16,088