



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	660030411				<p>660030411_001.JPG 11/10/25</p>				
Parcel ID	20N15E-35-2-00000-000-0000								
Cadastral ID	35-20-15-04400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	254977								
ARNESON, JEFF E &									
KATIE A									
30015 S 4110 RD									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	30015 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.501 - Acres						
Sec/Twn/Rng	35 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.17638060 -95.69007865									
NW NW NW NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
949/291	NATIVE OAK HOMES INC	03/01/1994	112,500	No					
931/158	ARNESON, JEFF E &	09/22/1993	0	No					
896/235	BLANKENSHIP, KENNETH E &	02/04/1993	25,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap	0	Land Value	48,000	43,957	11%	4,835	Assessed	24,573 2,453.86	
Year Frozen	0	Improvements	212,366	179,440		19,738	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	260,366	223,397		24,573	Total Taxable	23,573 2,361.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030411	ARNESON, JEFF E &	22	250,312	1000	22,857	2,290.00		
2024	2024-660030411	ARNESON, JEFF E &	22	259,751	1000	22,163	2,167.00		
2023	2023-660030411	ARNESON, JEFF E &	22	233,013	1000	21,489	2,022.00		
2022	2022-660030411	ARNESON, JEFF E &	22	222,714	1000	20,833	1,967.00		
2021	2021-660030411	ARNESON, JEFF E &	22	202,774	1000	20,197	1,925.00		
2020	2020-660030411	ARNESON, JEFF E &	22	199,729	1000	19,581	1,877.00		
2019	2019-660030411	ARNESON, JEFF E &	22	189,142	1000	18,981	1,840.00		
2018	2018-660030411	ARNESON, JEFF E &	22	187,439	1000	18,399	1,774.00		
2017	2017-660030411	ARNESON, JEFF E &	22	185,903	1000	17,834	1,742.00		
2016	2016-660030411	ARNESON, JEFF E &	22	181,242	1000	17,286	1,665.00		
2015	2015-660030411	ARNESON, JEFF E &	22	176,955	1000	16,753	1,621.00		
2014	2014-660030411	ARNESON, JEFF E &	20	179,937	1000	16,236	1,469.00		
2013	2013-660030411	ARNESON, JEFF E &	20	168,941	1000	15,735	1,408.00		



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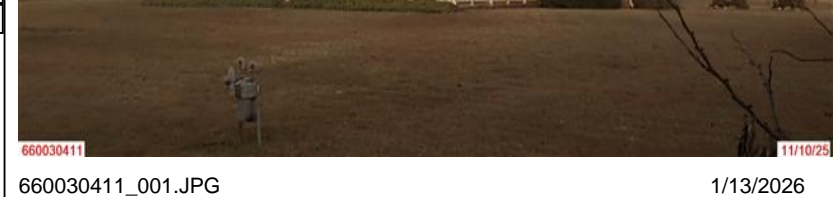
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.5077 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 109,235.00 x .44 = 48,000 Factor Value Adjustments 1.0000 Lot Value 48,000		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,198 / 1,910
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,198
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	552 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1993 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	237,902	124.56	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.21	Total Misc Impr	+ 18,933				
Roofing Adj	+ 3.29	Garage Cost	+ 21,572				
Subfloor Adj	+ -1.53	Total RCN	= 265,579				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 61,083				
Plumbing Adj	+ 10.23	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 204,496				
Adj Base Cost	= 117.84	Lot Value	+ 48,000				
Total Area	x 1,910	Indicated Value	= 252,496				
Adjusted Cost	= 225,074	Value Per SqFt	132.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,496		
Lot Value	48,000		
Indicated Value	252,496	132.20	Per SqFt
Agland Value			
Site Improvements	7,870		
Total Value	260,366	136.32	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	72364	526		526	25.32	13,318



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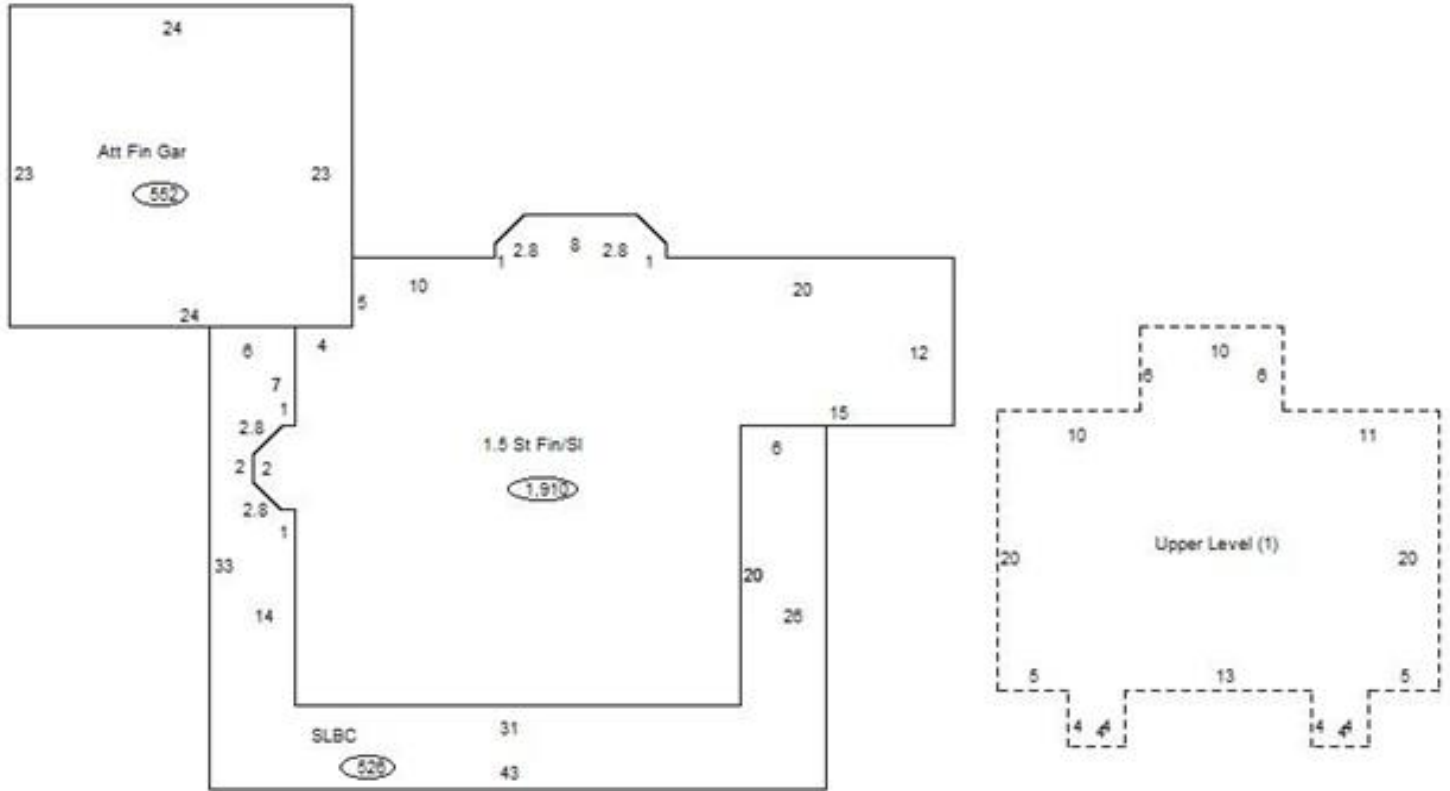
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,198	1.594	1,910
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	526	1.000	526
4	U	^UL		13	Upper Level (1)	712	1.000	712
Total Building Area						1,198		1,910



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	20x30x8	Base	Formed Metal	600	
	Qual	3	Cond	3	Year	2004	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (21.86 x 600)	13,116	13,116	5,246	7,870	