




# 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> 660030415 <b>Parcel ID</b> 20N15E-35-2-00000-000-0000 <b>Cadastral ID</b> 35-20-15-04800 <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> 284658 WESTFALL, JEFF N  30067 S 4110 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30067 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660030415_002.JPG 11/10/25</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17531208 -95.69006230 S 165' W 330' NW NW NW																																																																																																																									
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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> 1.2656 <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> 55,128.00 x .57 = 31,274 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,274		

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>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,885 / 1,885
<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>	1,885
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	580 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29

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> 240,949 127.82 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>	106.36	<b>Total Misc Impr</b>	+ 16,520	<b>Roofing Adj</b>	+ 4.76	<b>Garage Cost</b>	+ 22,400
<b>Subfloor Adj</b>	+ -2.26	<b>Total RCN</b>	= 286,138	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 36%)</b>	- 103,010
<b>Plumbing Adj</b>	+ 9.65	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 183,128
<b>Adj Base Cost</b>	= 131.15	<b>Lot Value</b>	+ 31,274	<b>Total Area</b>	x 1,885	<b>Indicated Value</b>	= 214,402
		<b>Value Per SqFt</b>	113.74	<b>Adjusted Cost</b>	= 247,218		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 183,128 <b>Lot Value</b> 31,274 <b>Indicated Value</b> 214,402 113.74 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 15,662 <b>Total Value</b> 230,064 122.05 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	72377	217		217	26.25		5,696
PRCH	SLAB PORCH - COVERED	72378	198		198	26.31		5,209



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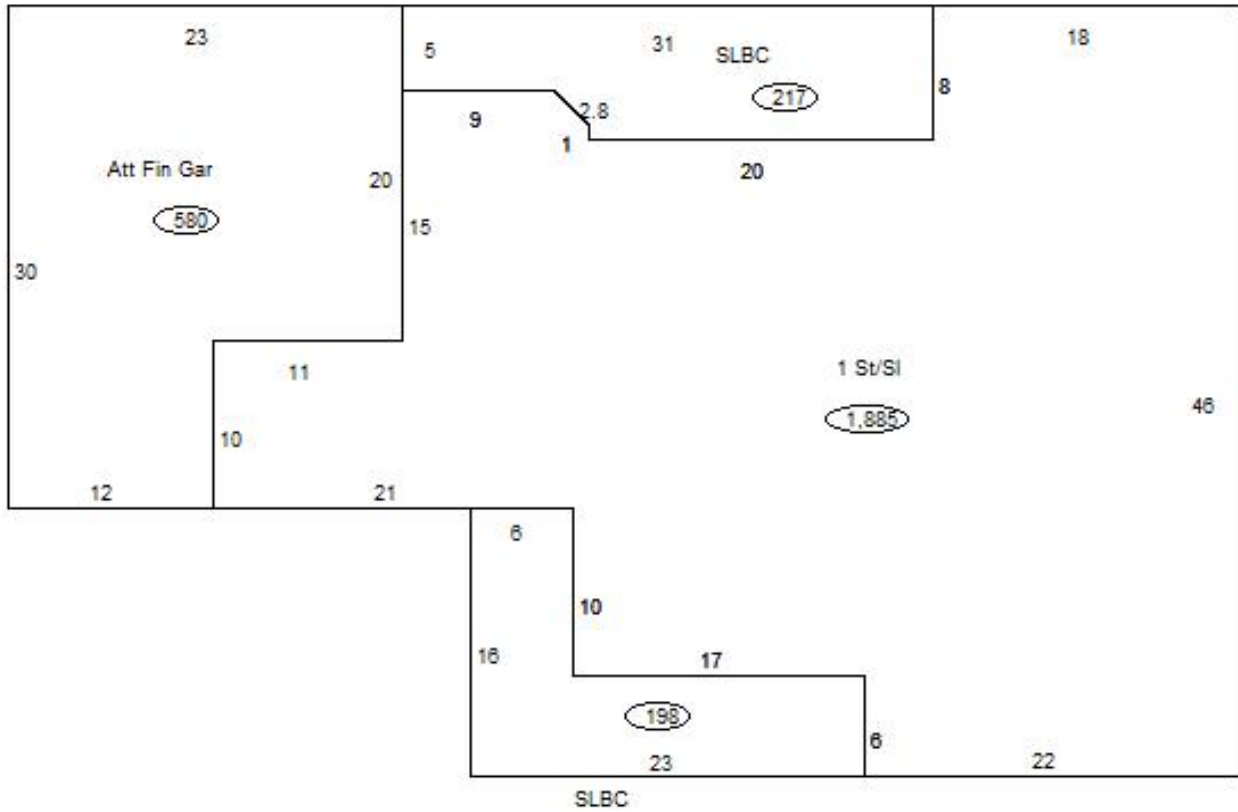
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### Sketch Image

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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	1,885	1.000	1,885
2	G	5		13	Att Fin Gar	580	1.000	580
3	M	PRCH		13	SLBC	217	1.000	217
4	M	PRCH		13	SLBC	198	1.000	198
<b>Total Building Area</b>						1,885		1,885



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x24x12	Concrete	Formed Metal	576
	Qual 3	Cond 3	Year 2013	Eff Age 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (33.99 x 576)		19,578	19,578	3,916		15,662