




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:19:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030427 Parcel ID 000000-00-0-00597-002-0002 Cadastral ID 35-20-15-05170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 204114 YOUNGBLOOD, JAMES D & KATHY-TRUSTEES 30165 B ST CATOOSA OK 74015-0000 Parcel Location Situs 30165 B ST Subdivision PLAINVIEW Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660030427_001.JPG 11/10/25</p>																																																																																																																				
Legal Description Lot/Long: 36.16825980 -95.68221052 LOT 2 BLOCK 2 PLAINVIEW																																																																																																																									
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Date 04/16/2026
Time 21:19:24
Page 2

Lot Data		Square-Foot - NBHD 1034 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.44							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	106,289.00 x .71 = 75,969			660030427_001.JPG		1/13/2026		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	75,969			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2 - Fair			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 188,823 117.65 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl			Selection Model A Adam Test				
Base/Total Area	1,605 / 1,605			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 2				
HVAC	100% Warmed & Cooled Air			Indicated Value 214,310 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,605			Selected Approach Cost Approach				
Fixture/RghIn	12 /			Improvements 113,673				
Bed/F/H Bath	3 / 2.0 /			Lot Value 75,969				
Basement Area				Indicated Value 189,642 118.16 Per SqFt				
Garage Type	550 Attached Garage - Finished 2 Stalls			Agland Value				
Remodel				Site Improvements 36,050				
Year/Eff Age	1978 / 36			Total Value 225,692 140.62 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	93.19	Total Misc Impr	+ 12,465					
Roofing Adj	+ 4.00	Garage Cost	+ 15,752					
Subfloor Adj	+ 0.00	Total RCN	= 214,477					
Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 100,804					
Plumbing Adj	+ 8.56	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 113,673					
Adj Base Cost	= 116.05	Lot Value	+ 75,969					
Total Area	x 1,605	Indicated Value	= 189,642					
Adjusted Cost	= 186,260	Value Per SqFt	118.16					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	72403		158	158	20.80		3,286
PATO	SLAB PORCH - OPEN	72404		30x20	600	7.67		4,602



Rogers

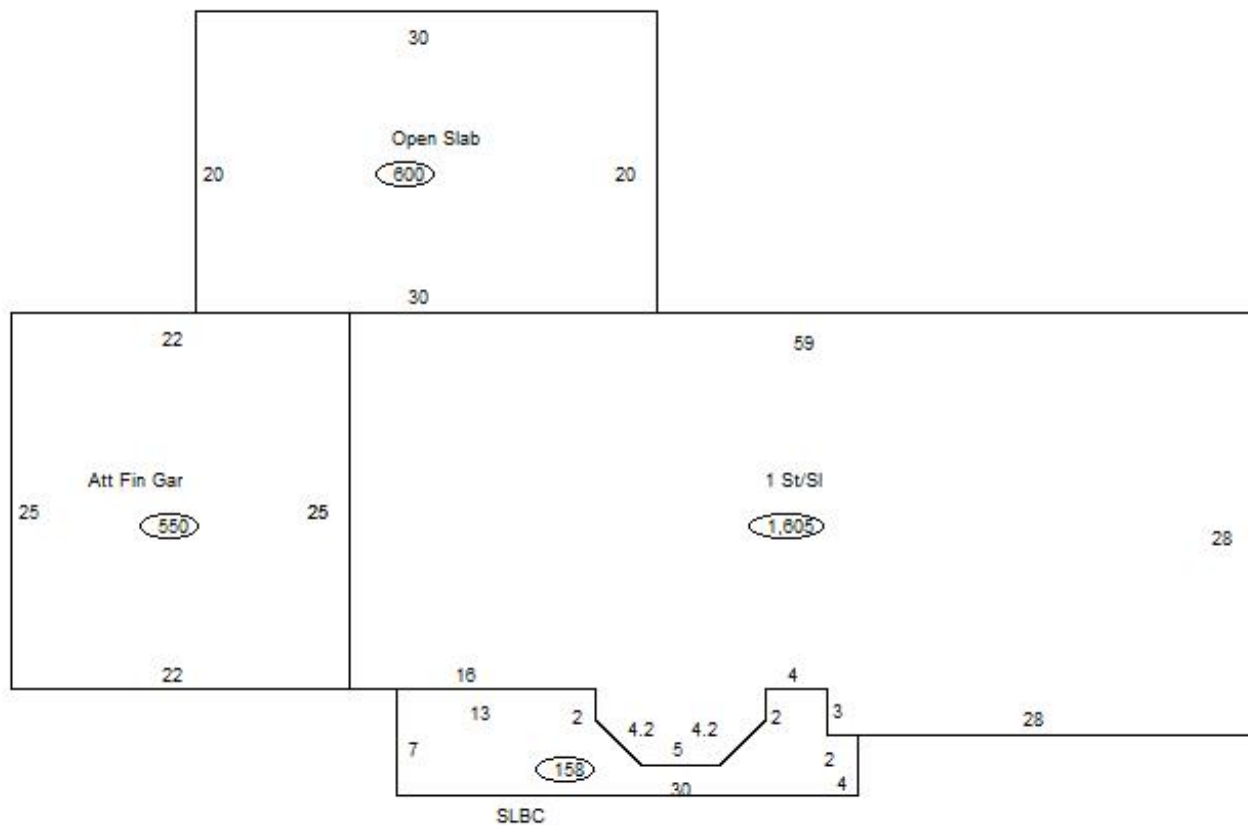
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Date 04/16/2026
 Time 21:19:24
 Page 3

Sketch Image

660030427



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,605	1.000	1,605
2	G	5		13	Att Fin Gar	550	1.000	550
3	M	PRCH		13	SLBC	158	1.000	158
4	M	PATO		13	Open Slab	600	1.000	600
Total Building Area						1,605		1,605



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 Page 4

660030427

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	40x20x0	Base		800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary Base Cost (48.55 x 800) 38,840		Modifier Total	RCN 38,840	Depr (65% Phys/ % Func) 25,246	RCNLD 13,594
	UTIL	Utility Building	50x32x12	Concrete	Formed Metal	1,600
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary Base Cost (29.24 x 1,600) 46,784		Modifier Total	RCN 46,784	Depr (52% Phys/ % Func) 24,328	RCNLD 22,456