




# 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> 660031304 <b>Parcel ID</b> 20N15E-36-2-00000-000-0000 <b>Cadastral ID</b> 36-20-15-00800 <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> 321717 GOUGLER, DOUGLAS J & KELSEY JO  30245 S 4120 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30245 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 36 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0113\IMG_0008. 1/13/2022</p>																								
<b>Legal Description</b> Lat/Long: 36.17417891 -95.67154448																													
SW NW NW					<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>R21 000151</td> <td>R22- NEW 40X40 DTCH ACC BLDG</td> <td>04/2021</td> <td>10/2021</td> <td>40,000</td> </tr> <tr> <td>R2017 06 21</td> <td>R18-NEW 20X13 ADDITION</td> <td>06/2017</td> <td>12/2017</td> <td>10,000</td> </tr> <tr> <td>R2017 06 20</td> <td>R18-NEW 2800 SQ FT DETACH GARAC</td> <td>06/2017</td> <td>12/2017</td> <td>35,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000151	R22- NEW 40X40 DTCH ACC BLDG	04/2021	10/2021	40,000	R2017 06 21	R18-NEW 20X13 ADDITION	06/2017	12/2017	10,000	R2017 06 20	R18-NEW 2800 SQ FT DETACH GARAC	06/2017	12/2017	35,000
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<b>Exemptions</b>					<b>Sale History</b>																								
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																				
H	Homestead	Yes	1,000	1,000	2641/259	MCMILLAN, HERBERT E & LONNIE~JC	06/19/2017	150,000	17																				
<b>Parcel Valuation</b>																													
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	99.860	<b>Current Tax</b>																				
<b>Remove Cap</b>	2018	<b>Land Value</b>	128,555	113,889	11%	12,528	<b>Assessed</b>	25,406	2,537.04																				
<b>Year Frozen</b>	2005	<b>Improvements</b>	193,088	117,074		12,878	<b>Penalty</b>	0																					
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00																				
<b>TIF Project ID</b>	0	<b>Total Value</b>	321,643	230,963		25,406	<b>Total Taxable</b>	24,406	2,444.00																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660031304	GOUGLER, DOUGLAS J &			22	289,204	1000	23,666	2,371.00																				
2024	2024-660031304	GOUGLER, DOUGLAS J &			22	287,220	1000	22,948	2,244.00																				
2023	2023-660031304	GOUGLER, DOUGLAS J &			22	211,365	1000	22,250	2,095.00																				
2022	2022-660031304	GOUGLER, DOUGLAS J &			22	206,365	1000	21,694	2,047.00																				
2021	2021-660031304	GOUGLER, DOUGLAS J &			22	175,055	1000	17,834	1,701.00																				
2020	2020-660031304	GOUGLER, DOUGLAS J &			22	175,173	1000	17,286	1,657.00																				
2019	2019-660031304	GOUGLER, DOUGLAS J &			22	161,392	1000	16,753	1,625.00																				
2018	2018-660031304	GOUGLER, DOUGLAS J &			22	163,743	1000	17,012	1,640.00																				
2017	2017-660031304	GOUGLER, DOUGLAS J &			22	109,576	0	5,609	545.00																				
2016	2016-660031304	MCMILLAN, HERBERT E & LONNIE			22	108,285	0	5,342	512.00																				
2015	2015-660031304	MCMILLAN, HERBERT E & LONNIE			22	106,633	0	5,088	491.00																				
2014	2014-660031304	MCMILLAN, HERBERT E & LONNIE			20	107,869	1000	3,845	348.00																				
2013	2013-660031304	MCMILLAN, HERBERT E & LONNIE			20	107,558	1000	3,845	344.00																				




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.9048	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	431,455.00 x .30 = 128,555	
Factor Value		
Adjustments	1.0000	
Lot Value	128,555	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,300
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	360 Detached Garage - Finished
Remodel	
Year/Eff Age	1952 / 56

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0113\IMG\_0008. 1/13/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	231,998	178.46	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	98.10	Total Misc Impr	+	4,336	
Roofing Adj	+ 4.00	Garage Cost	+	12,190	
Subfloor Adj	+ 0.00	Total RCN	=	167,651	
Heat/Cool Adj	+ 10.30	Depreciation ( 64%)	-	107,297	
Plumbing Adj	+ 3.85	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	60,354	
Adj Base Cost	= 116.25	Lot Value	+	128,555	
Total Area	x 1,300	Indicated Value	=	188,909	
Adjusted Cost	= 151,125	Value Per SqFt		145.31	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,354		
Lot Value	128,555		
Indicated Value	188,909	145.31	Per SqFt
Agland Value			
Site Improvements	132,734		
Total Value	321,643	247.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74471	8x5		40	21.17		847
PRCH	SLAB PORCH - COVERED	74472	14x12		168	20.77		3,489



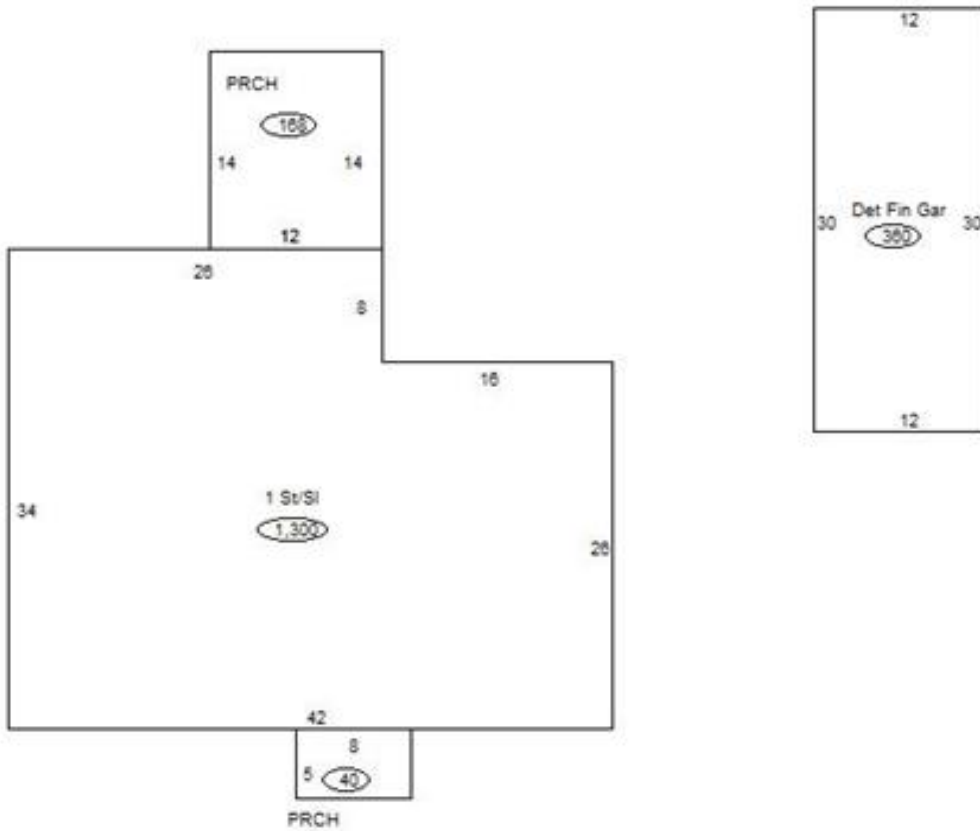
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	PRCH	40	1.000	40
2	M	PRCH		13	PRCH	168	1.000	168
3	R	1	Slab	13	1 St/Sl	1,300	1.000	1,300
4	G	6		13	Det Fin Gar	360	1.000	360
<b>Total Building Area</b>						1,300		1,300



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x38x10	Concrete	Formed Metal	1,520
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.13 x 1,520)	44,278		44,278	3,099	41,179
	LNT0	Lean To - Attached	38x11x8	Concrete	Formed Metal	418
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.44 x 418)	6,036		6,036	1,509	4,527
	PCPT	Carport - Portable	12x20x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.38 x 240)	1,051		1,051	158	893
	LOAF	Loafing Shed	16x12x8	Dirt	Formed Metal	192
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.03 x 192)	1,350		1,350	257	1,093
	UTIL	Utility Building	70x40x10	Concrete	Formed Metal	2,800
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.26 x 2,800)	70,728		70,728	9,195	61,533
	LNT0	Lean To - Attached	70x12x8	Concrete	Formed Metal	840
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.57 x 840)	10,559		10,559	4,329	6,230
	BNGP	Barn - General Purpose	25x30x8	Dirt	Formed Metal	750
	Qual	3	Cond 2	Year 2017	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.99 x 750)	16,493		16,493	2,804	13,689



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	14x28x8	Dirt	Galvanized Metal	392
	Qual 3	Cond 3	Year 1988	Eff Age 29		

Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD	
Base Cost (21.30 x 392)	8,350		8,350	4,760	3,590