



# 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> 660056298 <b>Parcel ID</b> 20N15E-35-2-00000-000-0000 <b>Cadastral ID</b> 35-20-15-03810 <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> 257891 BARNES, KEITHA M  8055 E 582 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 08055 E 582 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.88 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660056298_003.JPG 1/13/2026</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17479688 -95.68813409 S 495',N 990', E 165', W 825' 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> 1.6994 <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> 74,024.00 x .51 = 37,887 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 37,887		

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>	2,174 / 2,174
<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>	0
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	542 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

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> 270,032 124.21 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>	105.41	<b>Total Misc Impr</b>	+ 10,417	<b>Roofing Adj</b>	+ 4.60	<b>Garage Cost</b>	+ 21,274
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 317,855	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 28%)</b>	- 88,999
<b>Plumbing Adj</b>	+ 8.98	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 228,856
<b>Adj Base Cost</b>	= 131.63	<b>Lot Value</b>	+ 37,887	<b>Total Area</b>	x 2,174	<b>Indicated Value</b>	= 266,743
		<b>Value Per SqFt</b>	122.70	<b>Adjusted Cost</b>	= 286,164		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	228,856		
<b>Lot Value</b>	37,887		
<b>Indicated Value</b>	266,743	122.70	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	19,182		
<b>Total Value</b>	285,925	131.52	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	78640	15x4		60	26.74		1,604
PATO	SLAB PORCH - OPEN	78641	16x15		240	9.88		2,371
PATO	Slab Porch - Open	153206	12x6		72	11.48		827



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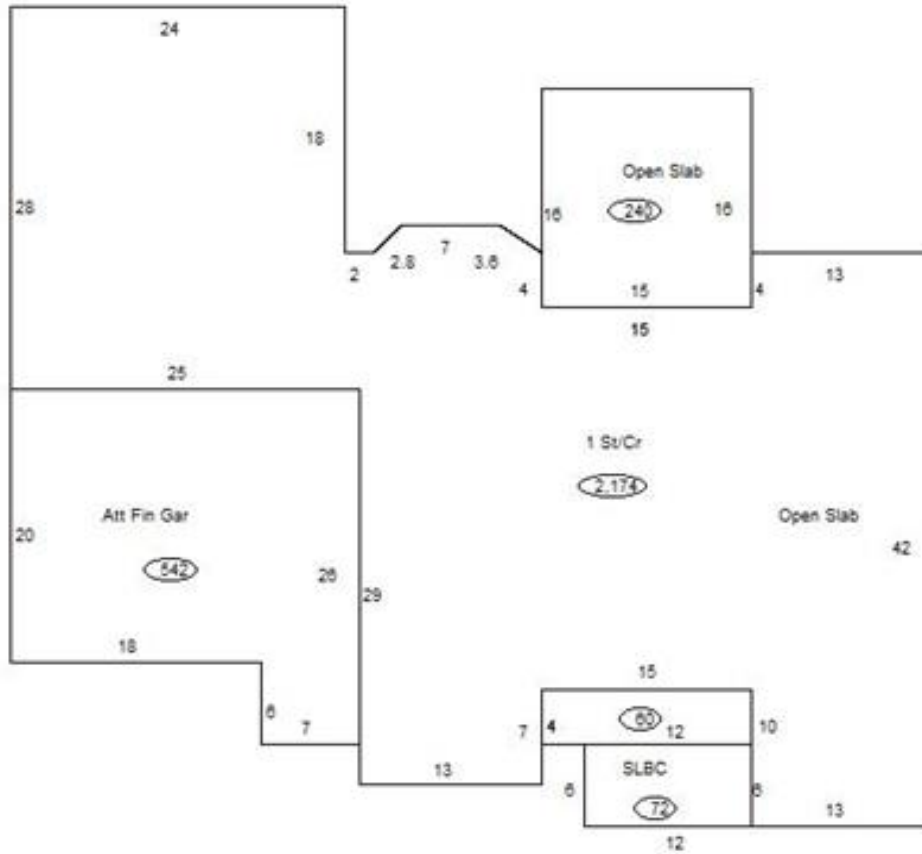
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,174	1.000	2,174
2	G	5		13	Att Fin Gar	542	1.000	542
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	240	1.000	240
5	M	PATO		13	Open Slab	72	1.000	72
<b>Total Building Area</b>						<b>2,174</b>		<b>2,174</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	26x8x12	Gravel	Formed Metal	208
	Qual 2	Cond 2	Year 1996	Eff Age 30		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.80 x 208)	1,414	1,414	1,131	283
	UTIL	Utility Building	50x32x10	Concrete	Formed Metal	1,600
	Qual 3	Cond 2	Year 1993	Eff Age 33		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.81 x 1,600)	46,096	46,096	27,197	18,899