



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:39:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660056989 Parcel ID 20N15E-35-1-00000-000-0000 Cadastral ID 35-20-15-05020 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 162824 FLOWERS, W J & MAY BELL 30066 S 4120 RD CATOOSA OK 74015-0000 Parcel Location Situs 30066 S 4120 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 35 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660056989 11/10/25</p> <p>660056989_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.17581782 -95.67331708 S 220', N 493', E 396' NE NE NE																																																																																																																									
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Date 04/16/2026
Time 23:39:01
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.8982 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 82,686.00 x .49 = 40,919 Factor Value Adjustments 1.0000 Lot Value 40,919		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,192 / 2,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,192
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27

660056989	11/10/25
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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	293,224	133.77	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.19	Total Misc Impr	+	11,477			
Roofing Adj	+ 4.59	Garage Cost	+	22,915			
Subfloor Adj	+ -2.19	Total RCN	=	317,445			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	107,931			
Plumbing Adj	+ 8.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	209,514			
Adj Base Cost	= 129.13	Lot Value	+	40,919			
Total Area	x 2,192	Indicated Value	=	250,433			
Adjusted Cost	= 283,053	Value Per SqFt		114.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,514		
Lot Value	40,919		
Indicated Value	250,433	114.25	Per SqFt
Agland Value			
Site Improvements	41,611		
Total Value	292,044	133.23	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
PATO	SLAB PORCH - OPEN	79033		302	302	8.86		2,676
PRCH	SLAB PORCH - COVERED	79034		20x6	120	26.55		3,186



Rogers

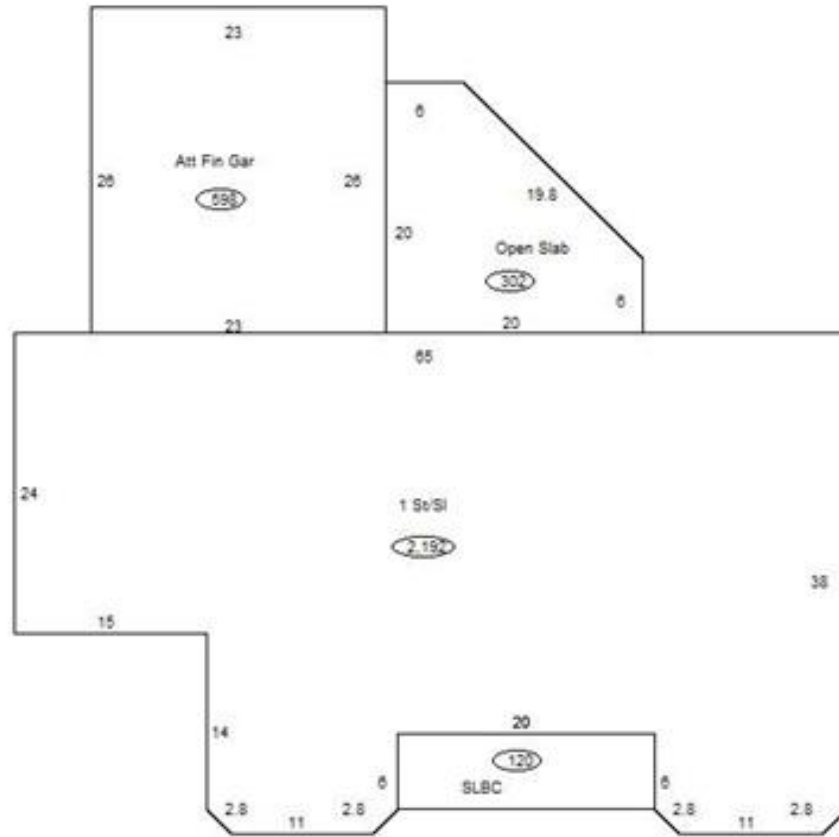
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Date 04/16/2026
 Time 23:39:01
 Page 3

Sketch Image

660056989



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,192	1.000	2,192
2	G	5		13	Att Fin Gar	598	1.000	598
3	M	PATO		13	Open Slab	302	1.000	302
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						2,192		2,192



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 Page 4

660056989

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	24x36x12	Concrete	Formed Metal	864
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (11.59 x 864)		10,014	10,014	4,106	5,908
	GRDT	Garage - Detached	34x40x10	Concrete	Composition Shingle	1,360
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,360)		37,046	37,046	5,557	31,489
	SHDS	Shed - Small W LNTD	24x16x8	Plank	Formed Metal	384
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (17.42 x 384)		6,689	6,689	2,475	4,214