



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:20:56  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660065309 <b>Parcel ID</b> 000000-00-0-20115-002-0003 <b>Cadastral ID</b> 17-20-15-01970 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 347710 ADKINS, DARLENE & BOBBY  3609 N OLD HWY 66 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 03609 N OLD HWY 66 <b>Subdivision</b> RIVER HILL ESTATES AMD <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 20 / 15 / 5 <b>Neighborhood</b> 1188 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660065309_001.JPG 10/14/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.20805908 -95.72772689 LOT 3 BLOCK 2 RIVER HILL EST AMD																																																																																																																									
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Time 01:20:56  
Page 2

Lot Data	Square-Foot - NBHD 1188 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.4991 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 65,302.00 x 1.22 = 79,484 <b>Factor Value</b> <b>Adjustments</b> 2.3441 <b>Lot Value</b> 186,315		 <p>660065309_001.JPG 10/14/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,924 / 2,862
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,924
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	529 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1999 / 9

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> 435,224 152.07 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 396,270 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.91	<b>Total Misc Impr</b>	+ 8,822	<b>Roofing Adj</b>	+ 4.39	<b>Garage Cost</b>	+ 33,904
<b>Subfloor Adj</b>	+ -3.13	<b>Total RCN</b>	= 431,758	<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 9%)</b>	- 38,858
<b>Plumbing Adj</b>	+ 9.38	<b>Lump Sums</b>	+ 41,028	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 433,928
<b>Adj Base Cost</b>	= 135.93	<b>Lot Value</b>	+ 186,315	<b>Total Area</b>	x 2,862	<b>Indicated Value</b>	= 620,243
		<b>Value Per SqFt</b>	216.72	<b>Adjusted Cost</b>	= 389,032		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 433,928 <b>Lot Value</b> 186,315 <b>Indicated Value</b> 620,243 216.72 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 24,759 <b>Total Value</b> 645,002 225.37 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81552	114		114	36.21		4,128
PRCH	SLAB PORCH - COVERED	81553	26x5		130	36.11		4,694
WODO	WOOD DECK - OPEN	81554	422		422	22.50	6%	8,925
GRDT	Garage - Detached	176483	32x20		640	41.16		26,342
WODC	Wood Deck - Covered	176484	15x6		90	64.01		5,761



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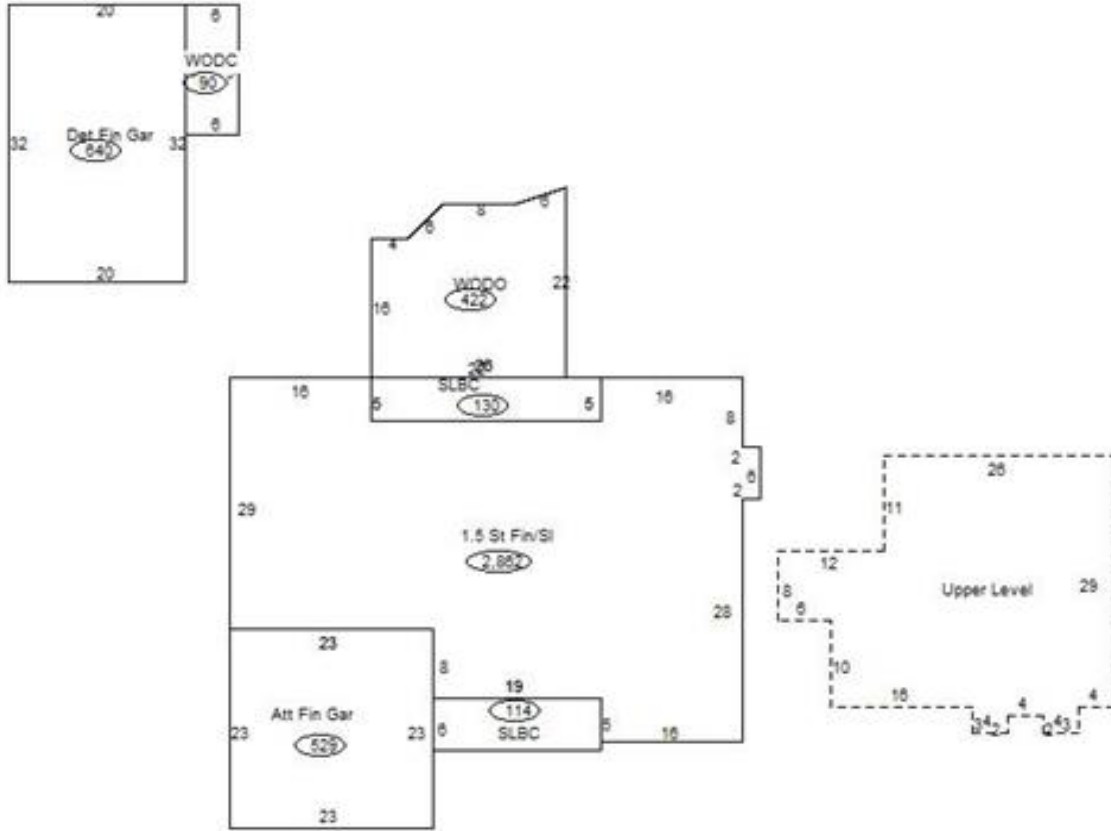
Date 04/17/2026

Time 01:20:56

Page 3

### Sketch Image

660065309



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	1,924	1.488	2,862
2	M	PRCH		20	SLBC	114	1.000	114
3	M	PRCH		20	SLBC	130	1.000	130
4	M	WODO		20	WODO	422	1.000	422
5	U	^UL	Overhang	20	Upper Level	938	1.000	938
6	G	5	Slab	20	Att Fin Gar	529	1.000	529
7	G	6		20	Det Fin Gar	640	1.000	640
8	M	WODC		20	WODC	90	1.000	90
<b>Total Building Area</b>						1,924		2,862



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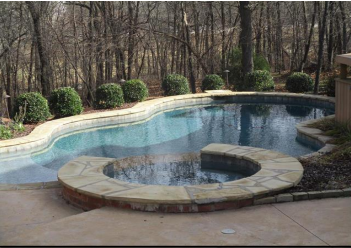


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 Page 4

660065309

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PERG	Pergola	14x14x10	Base		196	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (15.00 x 196)		2,940		2,940	118	2,822
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		500	
	Qual	5	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (60.80 x 500)		30,400		30,400	10,032	20,368
	PACN	Paving - Concrete PATIO AROUND POOL	0x0x0	Concrete			
	Qual	3	Cond 3	Year 2018	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.92 x )						
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2,751.55 x 1)		2,752		2,752	1,183	1,569