



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:51:31
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660065616 Parcel ID 20N15E-35-3-00000-000-0000 Cadastral ID 35-20-15-05680 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 265005 RIMER, JAMES H II 8305 E 586 RD CATOOSA OK 74015-0000 Parcel Location Situs 08305 E 586 RD Subdivision Lot/Block / Parcel Size 6 - Acres Sec/Twn/Rng 35 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660065616_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.16851908 -95.68447769 E2 W2 NE SW LESS S 528' THEREOF																																																																																																																									
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Time 22:51:31
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 6.3131 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 274,997.00 x .33 = 89,440 Factor Value Adjustments 1.0000 Lot Value 89,440		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,000
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

660065616	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	295,189	147.59	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,379		
Lot Value	89,440		
Indicated Value	276,819	138.41	Per SqFt
Agland Value			
Site Improvements	86,062		
Total Value	362,881	181.44	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.82	Total Misc Impr	+	12,778			
Roofing Adj	+ 4.07	Garage Cost	+	16,646			
Subfloor Adj	+ -1.09	Total RCN	=	267,684			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	80,305			
Plumbing Adj	+ 8.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	187,379			
Adj Base Cost	= 119.13	Lot Value	+	89,440			
Total Area	x 2,000	Indicated Value	=	276,819			
Adjusted Cost	= 238,260	Value Per SqFt		138.41			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	81700	18x9		162	23.71		3,841
PRCH	SLAB PORCH - COVERED	81701	27x6		162	23.71		3,841



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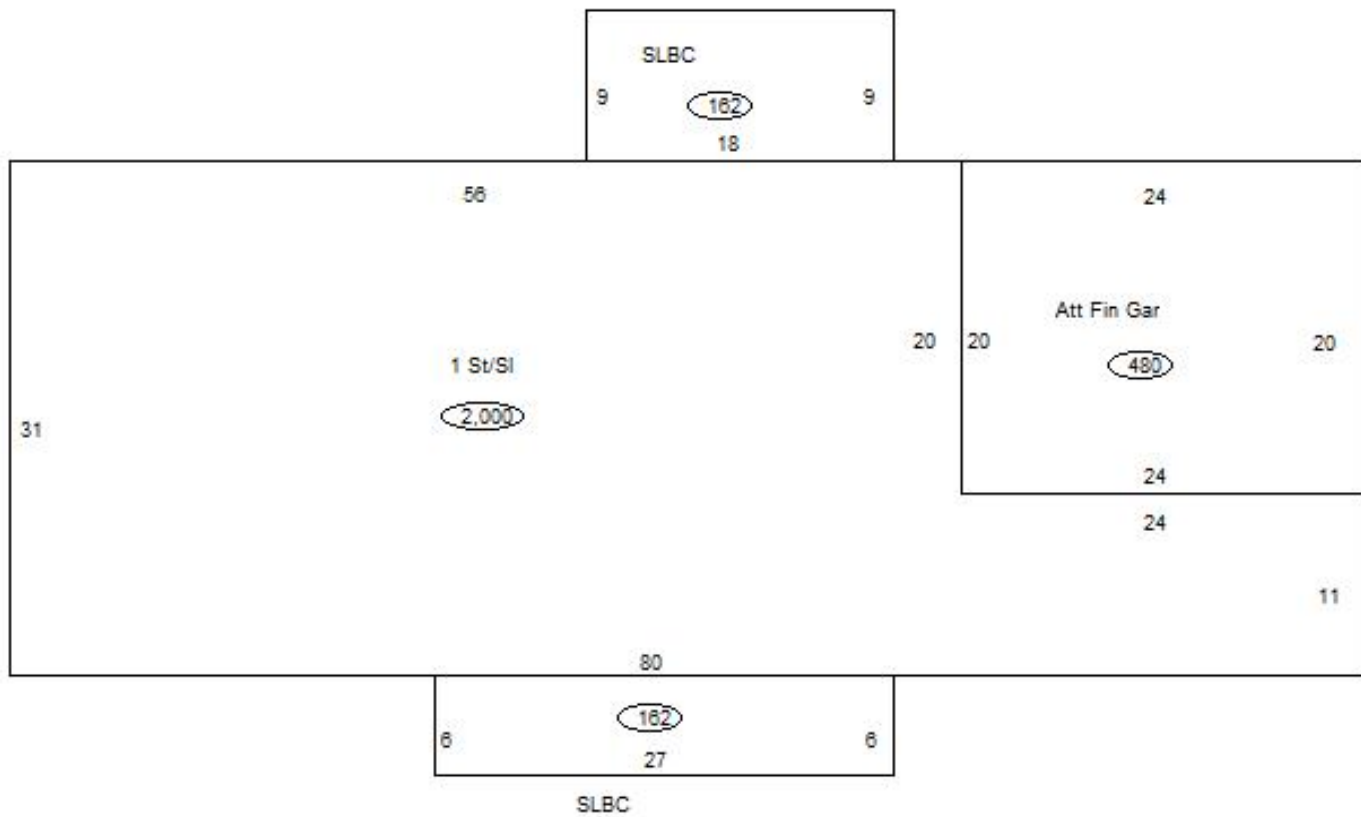
Date 04/16/2026

Time 22:51:31

Page 3

Sketch Image

660065616



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,000	1.000	2,000
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						2,000		2,000



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 Time 22:51:31
 Page 4

660065616

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (28.05 x 2,400)		67,320		67,320	4,712	62,608
	BNGP	Barn - General Purpose	30x34x10	Dirt	Formed Metal	1,020
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (26.43 x 1,020)		26,959		26,959	3,505	23,454
	BNV	STG FAIR NO VALUE	0x0x0			
	Qual	0	Cond	Year 0	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x)						
	BNV	STG FAIR NO VALUE	0x0x0			
	Qual	0	Cond	Year 0	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x)						