



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:13:27
Page 1

Assessment Data					Primary Image									
Account	660067296													
Parcel ID	20N16E-30-1-00000-000-0000													
Cadastral ID	30-20-16-01010													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	22 - CATOOSA / FAIR OAKS FD													
Name ID	326734													
FRITCHEY, MARY E														
LIVING TRUST														
10525 E 575 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	29054 S 4136 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.51 - Acres											
Sec/Twn/Rng	30 / 20 / 16 / 1													
Neighborhood	2016 - UNPLATTED LAND													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18904325 -95.64477179														
TR DESC AS COMM NW/C NE; S00.1756W 638.68' TO POB; S89.4208E 686.71'; S01.1826W 250.64' TO POB; S01.1826W 25.90'; N88.4134W 23 24'; N79.0104W 30.27'; N85.5336W 130.92'; S 88.96'; W 299.54'; S81 1601W 127.60'; N00.3920E 219.73'; N57.1213E 185.95'; S55.5909E 145 59'; E 140.77'; S 122.67'; S85.3940E 131.54'; N82.0735E														
Building Permits														
<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> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	FRITCHEY, MARY	03/08/2019	0	4										
/	WORTH, TOMMY ALLEN	01/16/2019	629,000	YES										
2530/224	T W CONSULTING INC	02/18/2016	0	4										
2218/420	JAMES, LINDA M &	01/09/2012	410,000	YES										
2213/254	SOUTH 4136 ROAD LLC	12/12/2011	0	4										
2010/610	HOLT, TED O JR	03/05/2009	430,000	11										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax						
Remove Cap	2020	Land Value	397	397	11%	44	Assessed	35,754	3,570.39					
Year Frozen	0	Improvements	352,585	324,635		35,710	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	352,982	325,032		35,754	Total Taxable	34,754	3,478.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660067296	FRITCHEY, MARY E	22	315,566	1000	33,713	3,374.00							
2024	2024-660067296	FRITCHEY, MARY E	22	332,909	1000	35,620	3,478.00							
2023	2023-660067296	FRITCHEY, MARY	22	331,666	0	36,484	3,422.00							
2022	2022-660067296	FRITCHEY, MARY	22	337,329	0	37,107	3,490.00							
2021	2021-660067296	FRITCHEY, MARY	22	339,007	0	37,291	3,542.00							
2020	2020-660067296	FRITCHEY, MARY	22	332,646	0	36,591	3,494.00							
2019	2019-660067296	FRITCHEY, MARY	22	316,210	1000	33,783	3,269.00							
2018	2018-660067296	WORTH, TOMMY ALLEN	22	332,978	1000	35,628	3,427.00							
2017	2017-660067296	WORTH, TOMMY ALLEN	22	326,939	1000	34,963	3,409.00							
2016	2016-660067296	WORTH, TOMMY ALLEN	22	319,276	0	35,082	3,366.00							
2015	2015-660067296	T W CONSULTING INC	22	309,637	0	34,060	3,282.00							
2014	2014-660067296	T W CONSULTING INC	22	434,099	0	47,751	4,654.00							
2013	2013-660067296	T W CONSULTING INC	20	415,242	0	45,677	4,089.00							




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:13:27
Page 2

Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>660067296 11/12/25</p> <p>660067296_004.JPG 1/14/2026</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,524 / 2,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,524
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	100.75	Total Misc Impr	+	15,620			
Roofing Adj	+ 4.50	Garage Cost	+	20,094			
Subfloor Adj	+ -2.16	Total RCN	=	347,352			
Heat/Cool Adj	+ 12.64	Depreciation (25%)	-	86,838			
Plumbing Adj	+ 7.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	260,514			
Adj Base Cost	= 123.47	Lot Value	+				
Total Area	x 2,524	Indicated Value	=	260,514			
Adjusted Cost	= 311,638	Value Per SqFt		103.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,514		
Lot Value			
Indicated Value	260,514	103.21	Per SqFt
Agland Value	397		
Site Improvements	92,071		
Total Value	352,982	139.85	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	82023	172		172	26.39		4,539
PRCH	SLAB PORCH - COVERED	82025	208		208	26.28		5,466



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

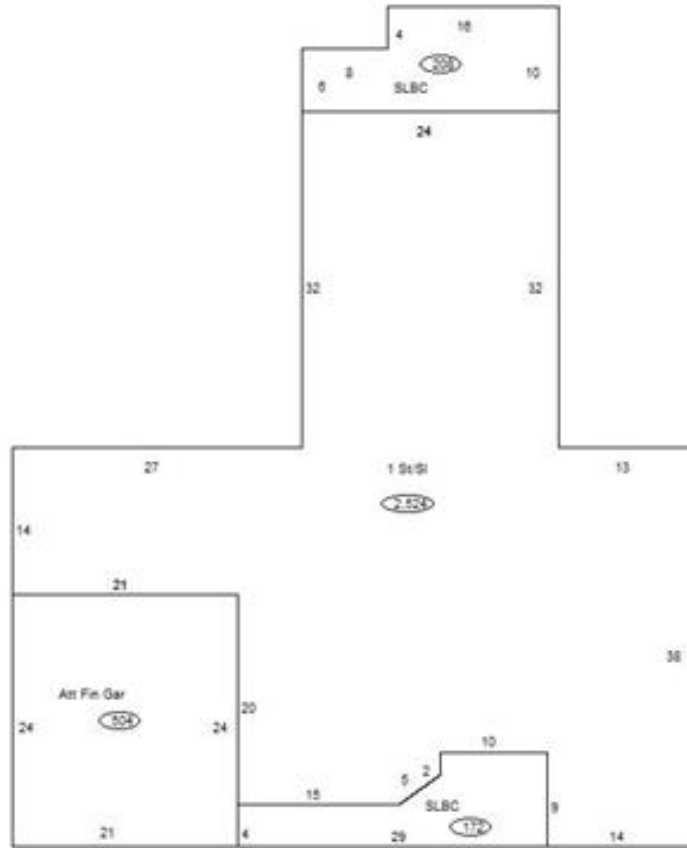
Date 04/17/2026

Time 18:13:27

Page 3

Sketch Image

660067296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5	Slab	13	Att Fin Gar	504	1.000	504
2	M	PRCH		13	SLBC	172	1.000	172
3	R	1	Slab	13	1 St/SI	2,524	1.000	2,524
4	M	PRCH		13	SLBC	208	1.000	208
Total Building Area						2,524		2,524



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:13:27
Page 4

660067296

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	85x60x10	Concrete	Formed Metal	5,100
	Qual	4	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
	Base Cost (28.16 x 5,100)		143,616	143,616	53,138	90,478
	PATC	Patio - Covered	14x18x8	Concrete	Formed Metal	252
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
	Base Cost (15.42 x 252)		3,886	3,886	2,293	1,593



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:13:27
Page 5

Agland Inventory

660067296

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			1.000	143	143	143	143
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.510	168	168	254	254
IMP PST Totals						2.510			397	397
Total Agland						2.510			397	397