



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:16:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660076584 Parcel ID 000000-00-0-00387-001-0001 Cadastral ID 26-20-15-02901 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 345478 COWIN, BRIAN & FELICITY 29725 S HOPE DR CATOOSA OK 74015-0000 Parcel Location Situs 29725 S HOPE DR Subdivision HOPE ACRES Lot/Block 0001 / 0001 Parcel Size 1.53 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18367363 -95.68802798 W 201.30' LOT 1 BLOCK 1 HOPE ACRES																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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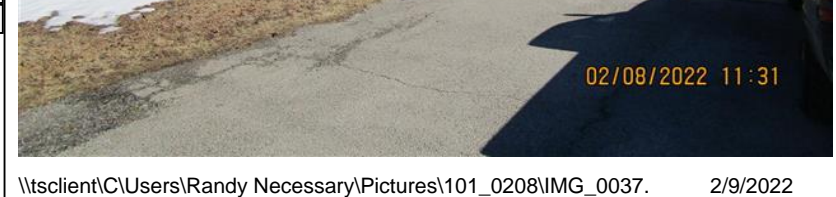
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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2861	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,021.00 x 1.02 = 56,948	
Factor Value		
Adjustments	1.6840	
Lot Value	95,901	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Frame, Siding, Vinyl 90% Veneer, Masonry
Base/Total Area	1,784 / 1,784
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,784
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19



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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	228,308	127.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	106.79	Total Misc Impr	+	13,397	
Roofing Adj	+ 4.71	Garage Cost	+	19,330	
Subfloor Adj	+ -2.41	Total RCN	=	265,414	
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	58,391	
Plumbing Adj	+ 8.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	207,023	
Adj Base Cost	= 130.43	Lot Value	+	95,901	
Total Area	x 1,784	Indicated Value	=	302,924	
Adjusted Cost	= 232,687	Value Per SqFt		169.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,023		
Lot Value	95,901		
Indicated Value	302,924	169.80	Per SqFt
Agland Value			
Site Improvements	4,397		
Total Value	307,321	172.27	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	91030	12x12		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	91031	150		150	26.46		3,969



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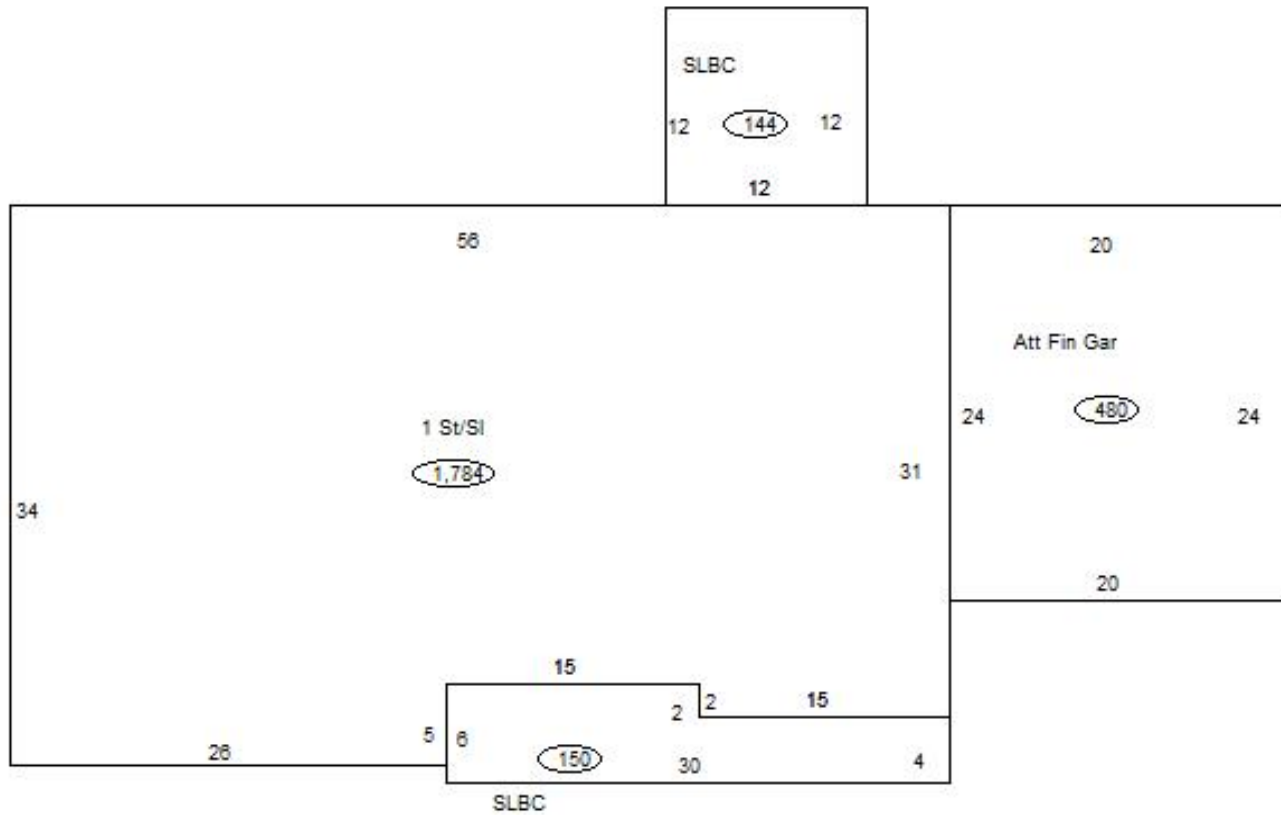
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Sketch Image

660076584



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,784	1.000	1,784
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,784		1,784



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x24x8	Plank	Composition Shingle	240
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (22.62 x 240)	5,429		5,429	1,032	4,397