




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660083231 Parcel ID 20N15E-28-1-00000-000-0000 Cadastral ID 28-20-15-03020 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 347465 LEWIS, RYAN B & ASHLEY R 6471 E 574 RD #A CATOOSA OK 74015-0000 Parcel Location Situs 06471 E 574 RD UNIT B Subdivision Lot/Block / Parcel Size 1.53 - Acres Sec/Twn/Rng 28 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>C:\Users\TD\Pictures\IMG_0019.JPG 1/24/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18996472 -95.71714580 COMMENCING 37' E AND 35' S OF NW/C OF S/2 NW/4 NW/4/NE/4 THENCE FROM SAID POINT; E 170' S 392' W 170' N 392 TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.5126							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	65,887.00 x .53 = 35,039			C:\Users\TD\Pictures\IMG_0019.JPG 1/24/2022				
Factor Value				GRM Approach				
Adjustments	5.2370			GRM Code				
Lot Value	183,499			Gross Rent 0.00				
				Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	3 - Average			Indicated Value 265,702 130.25 Per SqFt				
Architecture	TRAD TRADITIONAL			Direct Comparables				
Style	100% 1 1/2 Story Finished			Selection Model 1 Res				
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Stone			Adjustment Model A2 AO Test				
Base/Total Area	1,200 / 2,040			Comparables				
Style	100% 1 1/2 Story Finished			Indicated Value				
HVAC	100% Warmed & Cooled Air			Value Reconciliation				
Roof Cover	4 Metal, Preformed			Selected Approach Cost Approach				
Area on Slab	1,200			Improvements 212,999				
Fixture/RghIn	11 /			Lot Value 183,499				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 396,498 194.36 Per SqFt				
Basement Area				Agland Value				
Garage Type	600 Attached Garage - Finished			Site Improvements 8,234				
Remodel				Total Value 404,732 198.40 Total Value Per SqFt				
Year/Eff Age	2004 / 17							
Cost Approach Manual : 01/2025								
Base Cost	89.37	Total Misc Impr	+ 12,202					
Roofing Adj	+ 3.41	Garage Cost	+ 22,974					
Subfloor Adj	+ -1.36	Total RCN	= 262,962					
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 49,963					
Plumbing Adj	+ 7.60	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 212,999					
Adj Base Cost	= 111.66	Lot Value	+ 183,499					
Total Area	x 2,040	Indicated Value	= 396,498					
Adjusted Cost	= 227,786	Value Per SqFt	194.36					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	100737	60x8		480	25.42		12,202



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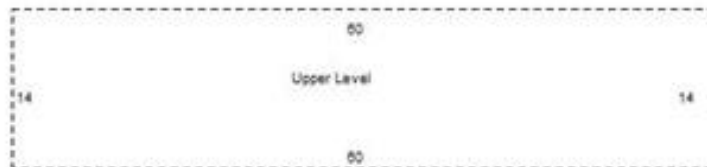
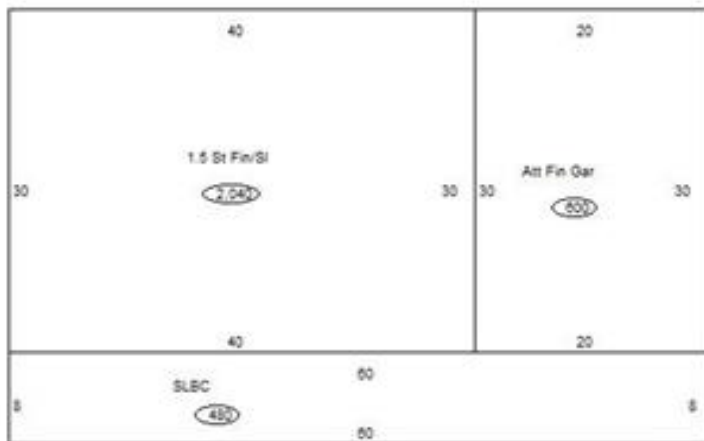
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,200	1.700	2,040
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	480	1.000	480
4	U	^UL	Overhang	13	Upper Level	840	1.000	840
Total Building Area						1,200		2,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	10x12x8			120
	Qual	1	Cond 1	Year 2021	Eff Age 7	
	Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ 100% Func)
Base Cost (17.67 x 120)		2,120			2,120	2,120
	BNGP	Barn - General Purpose	20x45x8	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total		RCN	Depr (61% Phys/ % Func)
Base Cost (23.46 x 900)		21,114			21,114	12,880
	BNV	BARN - NCV	0x0x0			
	Qual	3	Cond 3	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ 0% Func)
Base Cost (0.00 x)						