



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:06:04
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 660084480 Parcel ID 20N15E-26-2-00000-000-0000 Cadastral ID 26-20-15-00460 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 296747 FRANKLIN, HARRY DEAN & BONNIE CO-TRUSTEES FRANKLIN FAMILY REVOC TRUST PO BOX 580 CATOOSA OK 74015-0000 Parcel Location Situs 29297 S 4110 RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0208\IMG_0107. 2/9/2022</p>																																																																																																															
Legal Description Lat/Long: 36.18726819 -95.68929666 N/2 NW/4 SW/4 NW/4; LESS N 208.71' OF W 208.71' THEREOF.																																																																																																																				
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Date 04/18/2026
Time 08:06:04
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4	
Non-Ag Acres	3.7594	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	163,761.00 x .38 = 61,631	
Factor Value		
Adjustments	1.0000	
Lot Value	61,631	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,752 / 2,752
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,752
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 16

\\tsclient\C\Users\Randy Necessary\Pictures\101_0208\IMG_0107. 2/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	278,054	101.04	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	74.69	Total Misc Impr	+	25,509			
Roofing Adj	+ 3.94	Garage Cost	+	19,629			
Subfloor Adj	+ 0.00	Total RCN	=	302,533			
Heat/Cool Adj	+ 10.30	Depreciation (21%)	-	63,532			
Plumbing Adj	+ 4.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	239,001			
Adj Base Cost	= 93.53	Lot Value	+	61,631			
Total Area	x 2,752	Indicated Value	=	300,632			
Adjusted Cost	= 257,395	Value Per SqFt		109.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,001		
Lot Value	61,631		
Indicated Value	300,632	109.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	300,632	109.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102840	30x10		300	20.35		6,105
EPSW	Enclosed Porch - Solid Wall	102841	20x12		240	54.01		12,962
PATC	Patio - Covered	183224	40x12		480	13.42		6,442



Rogers

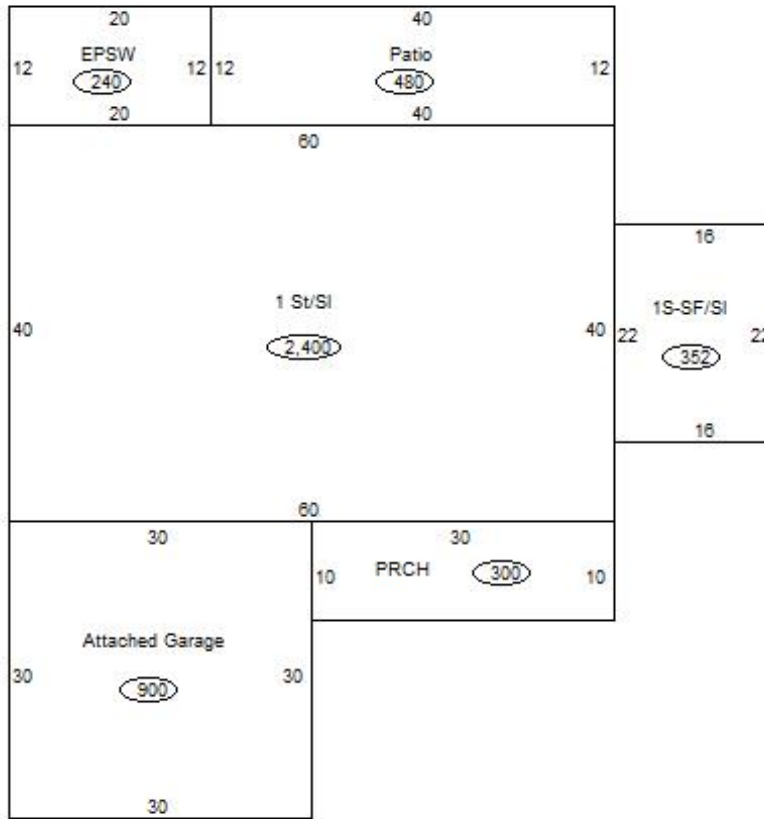
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 Time 08:06:05
 Page 3

Sketch Image

660084480



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,400	1.000	2,400
2	G	1		20	Attached Garage	900	1.000	900
3	M	PRCH		20	PRCH	300	1.000	300
4	M	EPSW		20	EPSW	240	1.000	240
5	M	PATC		20	Patio	480	1.000	480
6	R	1	Slab	20	1S-SF/SI	352	1.000	352
Total Building Area						2,752		2,752