



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660085708 Parcel ID 20N15E-25-3-00000-000-0000 Cadastral ID 25-20-15-00810 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 287668 WHITE, ALVIN E & DANA M SHERMAN 29733 S 4120 RD CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 29733 S 4120 RD Subdivision Lot/Block / Parcel Size .94 - Acres Sec/Twn/Rng 25 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18076867 -95.67227304 S 180' W 228' S/2 NW/4 SW/4					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																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0308 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 44,903.00 x .62 = 27,695 Factor Value Adjustments 1.0000 Lot Value 27,695		<p>660085708 10/27/25</p> <p>660085708_003.JPG 10/29/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,068 / 1,068
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	288 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1960 / 50



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	104,503	97.85	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	96.33	Total Misc Impr	+	7,036	
Roofing Adj	+ 4.34	Garage Cost	+	9,867	
Subfloor Adj	+ 2.55	Total RCN	=	137,192	
Heat/Cool Adj	+ 1.65	Depreciation (59%)	-	80,943	
Plumbing Adj	+ 7.76	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	56,249	
Adj Base Cost	= 112.63	Lot Value	+	27,695	
Total Area	x 1,068	Indicated Value	=	83,944	
Adjusted Cost	= 120,289	Value Per SqFt		78.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,249		
Lot Value	27,695		
Indicated Value	83,944	78.60	Per SqFt
Agland Value			
Site Improvements	16,900		
Total Value	100,844	94.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	105148	11x4		44	21.16		931
PRCH	SLAB PORCH - COVERED	135044	25x12		300	20.35		6,105



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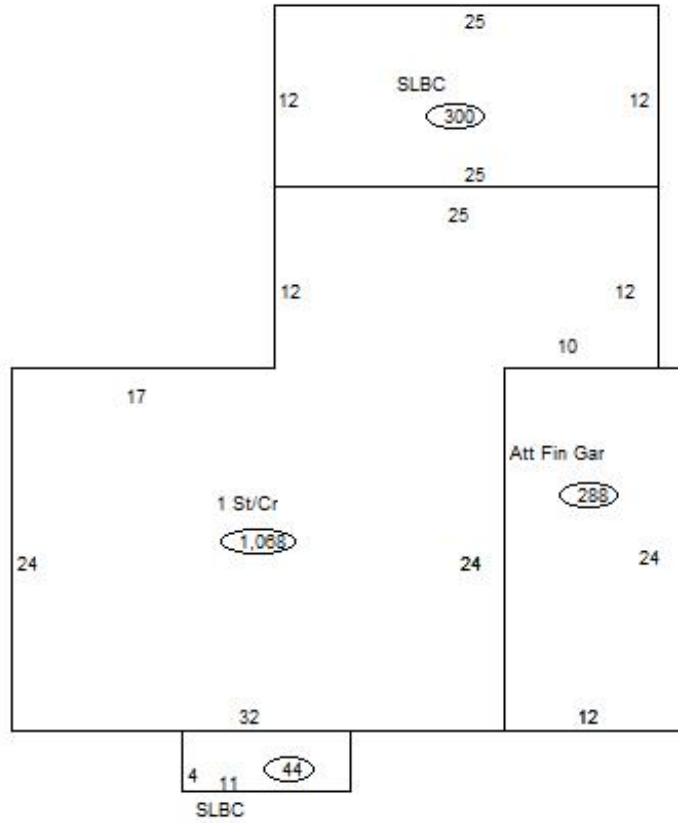
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Sketch Image

660085708



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,068	1.000	1,068
2	G	5		13	Att Fin Gar	288	1.000	288
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PRCH		13	SLBC	300	1.000	300
Total Building Area						1,068		1,068



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	16x36x8	Dirt	Galvanized Metal	576
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (8.13 x 576)		4,683	4,683	2,435	2,248
	CPDT	Carport - Detached	12x12x10	Gravel	Formed Metal	144
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (6.83 x 144)		984	984	512	472
	UTIL	Utility Building	30x40x8	Dirt	Galvanized Metal	1,200
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (23.17 x 1,200)		27,804	27,804	13,624	14,180