




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:34:55  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660090752 <b>Parcel ID</b> 20N16E-30-3-00000-000-0000 <b>Cadastral ID</b> 30-20-16-01810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 298089 MILLION, DUSTIN &  SARAH 10095 E 577 PL CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10095 E 577TH PL <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 16 / 3 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660090752 11/12/25</p> <p>660090752_001.JPG 1/14/2026</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18113023 -95.65370882 N 208.71' OF E 208.71' OF TR BEG 990' S OF NW/4 GOVT LOT 3; TH E 431.11'; TH 480.21'; TH W TO W/L LOT 4; TH N TO POB.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9937	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,285.00 x .57 = 24,672	
Factor Value		
Adjustments	1.0000	
Lot Value	24,672	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,028 / 2,028
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,028
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	972 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2010 / 12



660090752\_001.JPG 11/12/25 660090752 11/12/25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	298,721	147.30	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	107.15	Total Misc Impr	+	1,126	
Roofing Adj	+ 4.68	Garage Cost	+	36,294	
Subfloor Adj	+ -2.19	Total RCN	=	304,913	
Heat/Cool Adj	+ 12.64	Depreciation ( 12%)	-	36,590	
Plumbing Adj	+ 9.62	Lump Sums	+	4,503	
Basement Adj	+ 0.00	RCNLD	=	272,826	
Adj Base Cost	= 131.90	Lot Value	+	24,672	
Total Area	x 2,028	Indicated Value	=	297,498	
Adjusted Cost	= 267,493	Value Per SqFt		146.70	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	272,826		
Lot Value	24,672		
Indicated Value	297,498	146.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	297,498	146.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	110566	17x14		238	20.13	6%	4,503
PRCH	SLAB PORCH - COVERED	110567	7x6		42	26.80		1,126



# Rogers

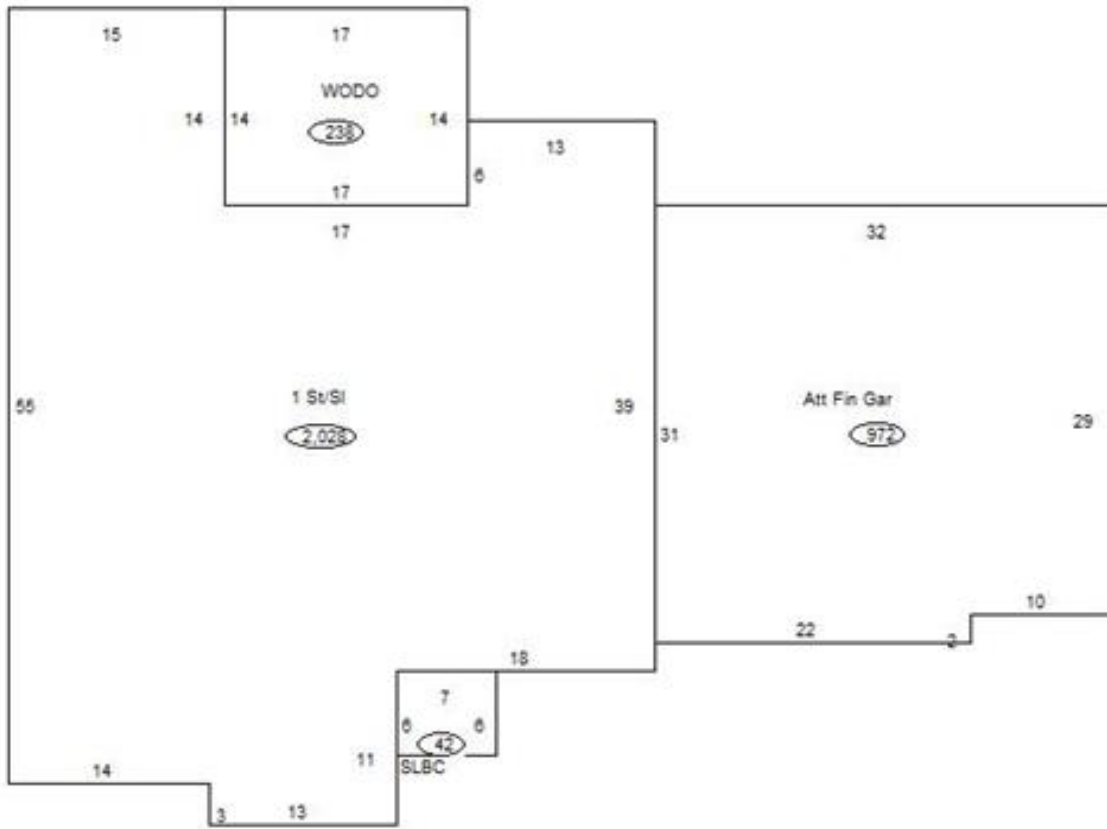
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Sketch Image

660090752



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,028	1.000	2,028
2	G	5		13	Att Fin Gar	972	1.000	972
3	M	WODO		13	WODO	238	1.000	238
4	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						2,028		2,028