



# 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	660092289				<p>660092289_002.JPG 10/8/2025</p>				
Parcel ID	20N15E-28-2-00000-000-0000								
Cadastral ID	28-20-15-00620								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	301159								
STRAIGHT, KYLE A &									
TAMARA D									
6209 E 574 RD									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	06209 E 574 RD								
Subdivision									
Lot/Block	/	Parcel Size	2 - Acres						
Sec/Twn/Rng	28 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.18835398 -95.72009457									
W 245' OF THE E 880.91' OF THE S 355.60' OF THE NE NW.									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2048/82	WARD, LEE ROY	07/17/2009	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2010	Land Value	286	286	11%	31	Assessed	28,180 2,616.79	
Year Frozen	0	Improvements	334,103	255,900		28,149	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	334,389	256,186		28,180	Total Taxable	27,180 2,524.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660092289	STRAIGHT, KYLE A &	20	292,268	1000	26,359	2,448.00		
2024	2024-660092289	STRAIGHT, KYLE A &	20	274,927	1000	25,562	2,312.00		
2023	2023-660092289	STRAIGHT, KYLE A &	20	261,566	1000	24,789	2,152.00		
2022	2022-660092289	STRAIGHT, KYLE A &	20	264,469	1000	24,038	2,093.00		
2021	2021-660092289	STRAIGHT, KYLE A &	20	222,925	1000	23,309	2,051.00		
2020	2020-660092289	STRAIGHT, KYLE A &	20	221,051	1000	22,601	2,000.00		
2019	2019-660092289	STRAIGHT, KYLE A &	20	208,306	1000	21,913	1,963.00		
2018	2018-660092289	STRAIGHT, KYLE A &	20	214,427	1000	22,587	2,010.00		
2017	2017-660092289	STRAIGHT, KYLE A &	20	212,360	1000	22,082	1,994.00		
2016	2016-660092289	STRAIGHT, KYLE A &	20	206,039	1000	21,410	1,904.00		
2015	2015-660092289	STRAIGHT, KYLE A &	20	198,619	1000	20,757	1,855.00		
2014	2014-660092289	STRAIGHT, KYLE A &	20	200,462	1000	20,124	1,820.00		
2013	2013-660092289	STRAIGHT, KYLE A &	20	186,443	1000	19,508	1,746.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,337 / 2,337
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,337
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	736 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2010 / 12

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	109.63	Total Misc Impr	+ 33,322
Roofing Adj	+ 5.21	Garage Cost	+ 34,327
Subfloor Adj	+ -3.40	Total RCN	= 379,662
Heat/Cool Adj	+ 14.47	Depreciation ( 12%)	- 45,559
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 334,103
Adj Base Cost	= 133.51	Lot Value	+ 334,103
Total Area	x 2,337	Indicated Value	= 334,103
Adjusted Cost	= 312,013	Value Per SqFt	142.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,103		
Lot Value			
Indicated Value	334,103	142.96	Per SqFt
Agland Value	286		
Site Improvements			
Total Value	334,389	143.08	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	111909	45x14		630	27.56		17,363
PRCH	SLAB PORCH - COVERED	111910	42x8		336	28.36		9,529



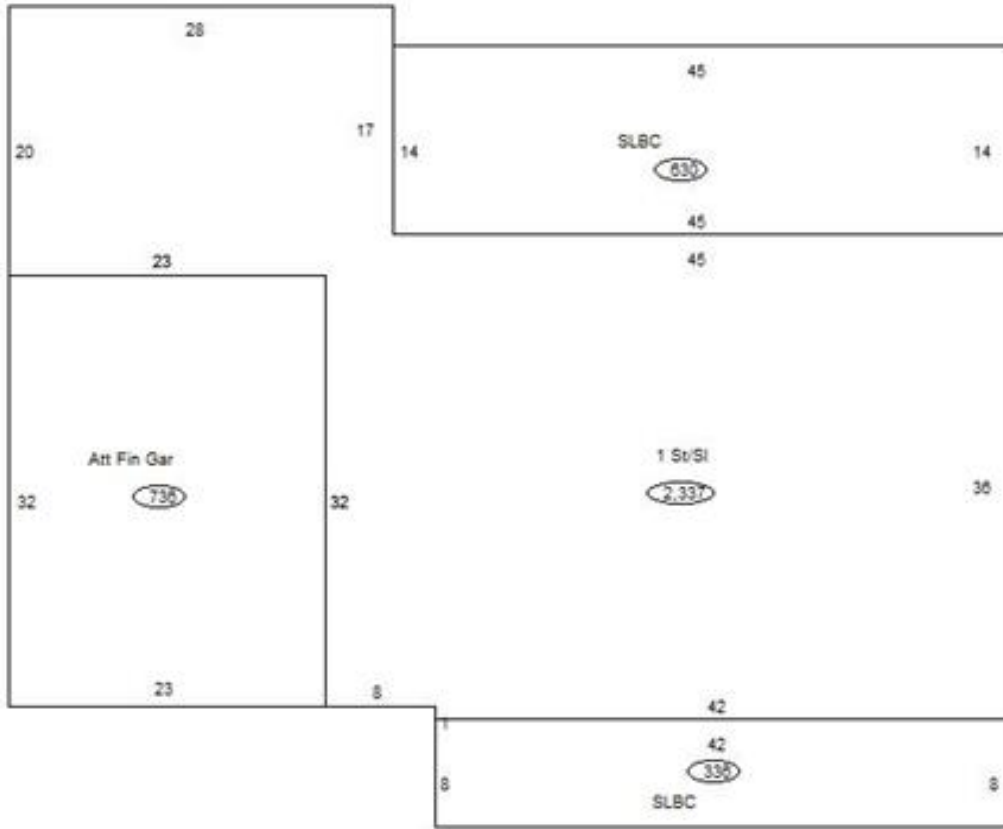
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,337	1.000	2,337
2	G	5		13	Att Fin Gar	736	1.000	736
3	M	PRCH		13	SLBC	630	1.000	630
4	M	PRCH		13	SLBC	336	1.000	336
<b>Total Building Area</b>						<b>2,337</b>		<b>2,337</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			2.000	143	143	286	286
<b>IMP PST Totals</b>						2.000			286	286
<b>Total Agland</b>						2.000			286	286