



# 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	660094130													
Parcel ID	20N15E-28-4-00000-000-0000													
Cadastral ID	28-20-15-00211													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	306653													
CAMPBELL, BEAU														
7155 E 580 RD UNIT A CATOOSA OK 74015-0000														
Parcel Location														
Situs	06457 E 580 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	28 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17830837 -95.71891501														
TR IN SW COMM SW/C SEC 28; S89-50-11E ALG S/L 2261.31'; N06-58 33E 126.40' TO POB; S73-25-29W 100'; S78-36-45W 110'; N14-12-48W 299.40'; N15-13-45E 383.12'; N73-34-23E 435.83'; DUE S 242.46'; CURVE L RAD 127.32' ARC DIST 254.45' CH BR S64-13-46W 214.17'; S06-														
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>R2013 11 15</td> <td>R15-NEW 1870 SQ FT SFR</td> <td>11/2013</td> <td>06/2014</td> <td>175,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 11 15	R15-NEW 1870 SQ FT SFR	11/2013	06/2014	175,000
Number	Description	Opened	Closed	Amount										
R2013 11 15	R15-NEW 1870 SQ FT SFR	11/2013	06/2014	175,000										
Exemptions														
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Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2216/406</td> <td>KIGER, KY &amp; THERESA</td> <td>12/29/2011</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2216/406	KIGER, KY & THERESA	12/29/2011	0	4
Bk/Pg	Grantor	Date	Price	Code										
2216/406	KIGER, KY & THERESA	12/29/2011	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	0	Land Value	75,781	34,972	11%	3,847	Assessed	24,233 2,250.28						
Year Frozen	0	Improvements	252,213	185,331		20,386	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	327,994	220,303		24,233	Total Taxable	23,233 2,157.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660094130	CAMPBELL, BEAU	20	317,344	1000	22,528	2,092.00							
2024	2024-660094130	CAMPBELL, BEAU	20	334,088	1000	21,842	1,976.00							
2023	2023-660094130	CAMPBELL, BEAU	20	278,535	1000	21,178	1,838.00							
2022	2022-660094130	CAMPBELL, BEAU	20	280,832	1000	20,531	1,787.00							
2021	2021-660094130	CAMPBELL, BEAU	20	244,634	1000	19,904	1,751.00							
2020	2020-660094130	CAMPBELL, BEAU	20	243,093	1000	19,295	1,707.00							
2019	2019-660094130	CAMPBELL, BEAU	20	224,822	1000	18,704	1,676.00							
2018	2018-660094130	CAMPBELL, BEAU	20	222,891	1000	18,131	1,614.00							
2017	2017-660094130	CAMPBELL, BEAU	20	221,251	1000	17,573	1,587.00							
2016	2016-660094130	CAMPBELL, BEAU	20	216,191	1000	17,032	1,515.00							
2015	2015-660094130	CAMPBELL, BEAU	20	159,156	1000	16,507	1,475.00							
2014	2014-660094130	CAMPBELL, BEAU	20	940	0	103	9.00							
2013	2013-660094130	CAMPBELL, BEAU	20	940	0	103	9.00							



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.0588	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	220,360.00 x .34 = 75,781	
Factor Value		
Adjustments	1.0000	
Lot Value	75,781	



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	1,903 / 1,903
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,903
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2014 / 9

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,026	134.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	108.64	Total Misc Impr	+	5,478	
Roofing Adj	+ 4.75	Garage Cost	+	20,597	
Subfloor Adj	+ -2.24	Total RCN	=	277,157	
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	-	24,944	
Plumbing Adj	+ 8.15	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	252,213	
Adj Base Cost	= 131.94	Lot Value	+	75,781	
Total Area	x 1,903	Indicated Value	=	327,994	
Adjusted Cost	= 251,082	Value Per SqFt		172.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,213		
Lot Value	75,781		
Indicated Value	327,994	172.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,994	172.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120430	172		172	26.39		4,539
PRCH	SLAB PORCH - COVERED	120431	7x5		35	26.82		939



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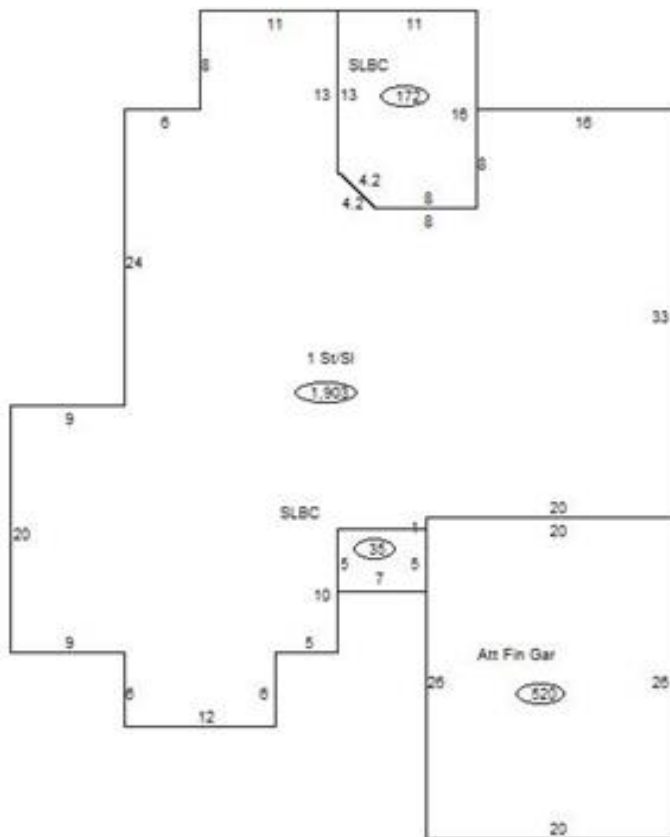
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Sketch Image

660094130



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,903	1.000	1,903
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	172	1.000	172
4	M	PRCH		13	SLBC	35	1.000	35
<b>Total Building Area</b>						<b>1,903</b>		<b>1,903</b>