




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:22:13  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094139 <b>Parcel ID</b> 000000-00-0-20060-001-0001 <b>Cadastral ID</b> 30-20-15-03785 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 333303 MCAFEE HOLDING GROUP INC  PO BOX 610 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00501 S CHEROKEE ST <b>Subdivision</b> FOSTER <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660094139_002.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.18154987 -95.74964633 LOT 1 BLOCK 1 FOSTER.																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	45,014.00 x 1.23 = 55,177		
Factor Value	0		
Adjustments	100%		
Lot Value	55,177		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122390
Total Building Area	5,030	Image Date	12/9/2025
Total Base Value	864,003	Name	002.JPG
Modifier Value		Description	660094139_002.JPG
Misc Improvements	9,088		
Replacement Cost New	873,091		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	349,236		
Economic Depreciation			
RCNLD (All Sources)	349,236		
Depreciated Improvements			
Outbuilding Value	9,242		
Total Improvement Value	358,478		
Land Value	55,177		
Cost Approach Value	413,655 82.24/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	9,242
Miscellaneous Income		Land Value	55,177
Effective Gross Income (EGI)		Total Appraised Value	413,655 82.24/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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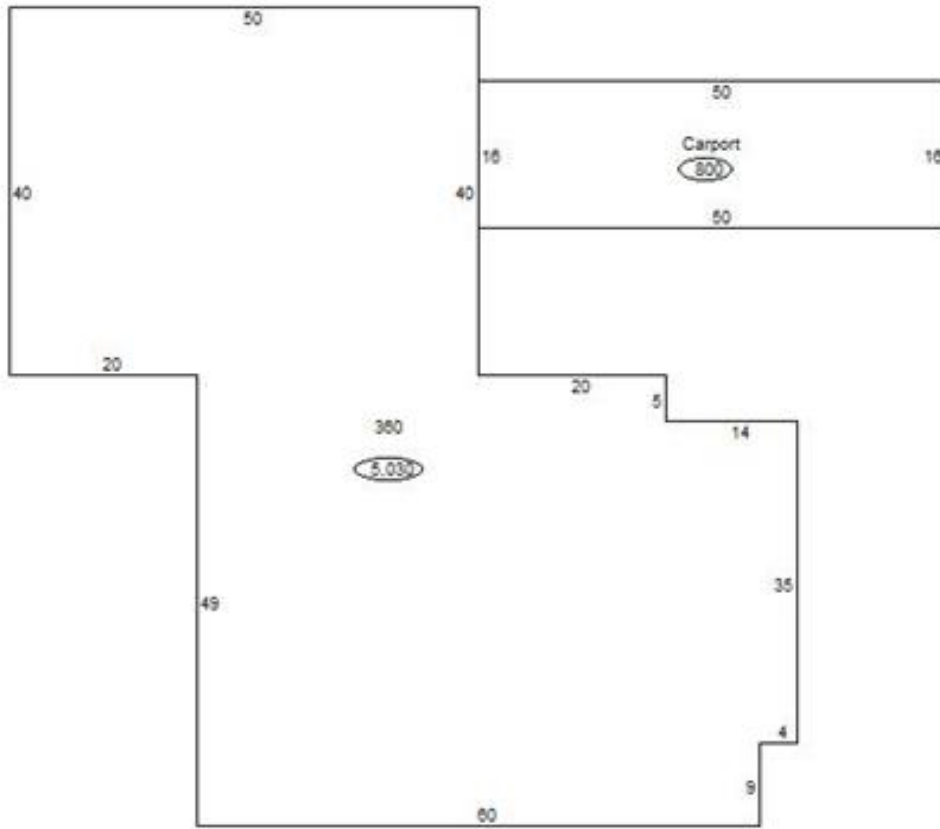
Date 04/18/2026

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Sketch Image

660094139



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	360		20	360	5,030	1.000	5,030
2	M	CPDT		20	Carport	800	1.000	800
<b>Total Building Area</b>						5,030		5,030



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Account	660094139	Tax Area Code	1
Parcel ID	000000-00-0-20060-001-0001	Property Class	UCP
Cadastral ID	30-20-15-03785	Owners Name	MCAFEE HOLDING GROUP INC

Building Data	Building Image
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<p>Building ID 4431</p> <p>Building Sequence 1</p> <p>Occupancy 1 360 Library, Media Center 100%</p> <p>Occupancy 2</p> <p>Occupancy 3</p> <p>Total Floor Area 5,030</p> <p>Average Perimeter 346</p> <p>Number Of Storys 1.00</p> <p>Average Wall Ht 14.00</p> <p>Year Built 1972</p> <p>Effective Age 27</p> <p>Construction Class 2 - Heavier Wood or Steel Stud Frame</p> <p>Quality 3 - Average</p> <p>Condition 3 - Average</p> <p>Exterior Wall 81 - Stud Ashlar Stone Veneer</p> <p>Heating/Cooling 8 - Warmed and Cooled Air</p> <p>Roof Type Flat</p> <p>Roof Cover Metal</p> <p>Basement Area</p> <p>Basement Levels</p> <p>Basement Finish</p> <p>Finish Code - 1</p> <p>Finish Area - 1</p> <p>Finish Code - 2</p> <p>Finish Area - 2</p>	<p><b>Image Information</b></p> <p>Image Name</p> <p>Image Date</p> <p>Image Name</p> <p>Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3</p> <p>Zone Description</p> <p>Base Cost 103.98</p> <p>Wall Cost 44.06</p> <p>HVAC Cost 23.73</p> <p>Basement Cost 0.00</p> <p>Total Base Cost 171.77</p> <p>Total Area 5,030</p> <p>Base RCN 864,003</p> <p>Misc Impr Value 9,088</p>	<p>Manual Date 01/2025</p> <p>Base Year 2026</p> <p>Modifier Value</p> <p>Total Replacement Cost 873,091</p> <p>Physical Depreciation 60%</p> <p>Functional Depreciation</p> <p>Total Depreciation 60% (523,855)</p> <p>Total RCNLD 349,236</p> <p>Lump Sums</p> <p>Total Building Value 349,236 \$ 69.43 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

CPDT	Carport - Detached		50x16	800	11.36		9,088
<b>Total Misc Improvement</b>							9,088



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			12,816
	Qual 1	Cond 1	Year 1972	Eff Age	46	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.52 x 12,816)				45,112	36,090	9,022
CSGN		Commercial Sign	0x0x0			220
Qual 3		Cond 3	Year 1972	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 220)				220		220
<b>Total Site Improvement Value</b>						<b>9,242</b>