




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:24:23  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094428 <b>Parcel ID</b> 20N16E-30-2-00000-000-0001 <b>Cadastral ID</b> 30-20-16-02230 <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> 325071 TOLSON, JIMMIE T & MAEDA JOINT REVOCABLE LIVING TRUST  10064 E 570 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10064 E 570 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.92 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1108\IMG_0092. 11/9/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.19081450 -95.65213480 N 461.5' W 276' NE NW NW.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1108\IMG_0092. 11/9/2021</p>
Lot Count		
Units Buildable		
Non-Ag Acres	3.1931	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	139,093.00 x .44 = 61,231	
Factor Value		
Adjustments	1.0000	
Lot Value	61,231	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,208 / 3,191
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,208
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,000 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2014 / 9

Cost Approach		Manual : 01/2025	
Base Cost	85.10	Total Misc Impr	+ 9,873
Roofing Adj	+ 2.99	Garage Cost	+ 37,340
Subfloor Adj	+ -1.51	Total RCN	= 386,033
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	- 34,743
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 351,290
Adj Base Cost	= 106.18	Lot Value	+ 61,231
Total Area	x 3,191	Indicated Value	= 412,521
Adjusted Cost	= 338,820	Value Per SqFt	129.28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	435,746	136.55	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	351,290		
Lot Value	61,231		
Indicated Value	412,521	129.28	Per SqFt
Agland Value			
Site Improvements	42,006		
Total Value	454,527	142.44	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	120225	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	120226	12x10		120	26.55		3,186



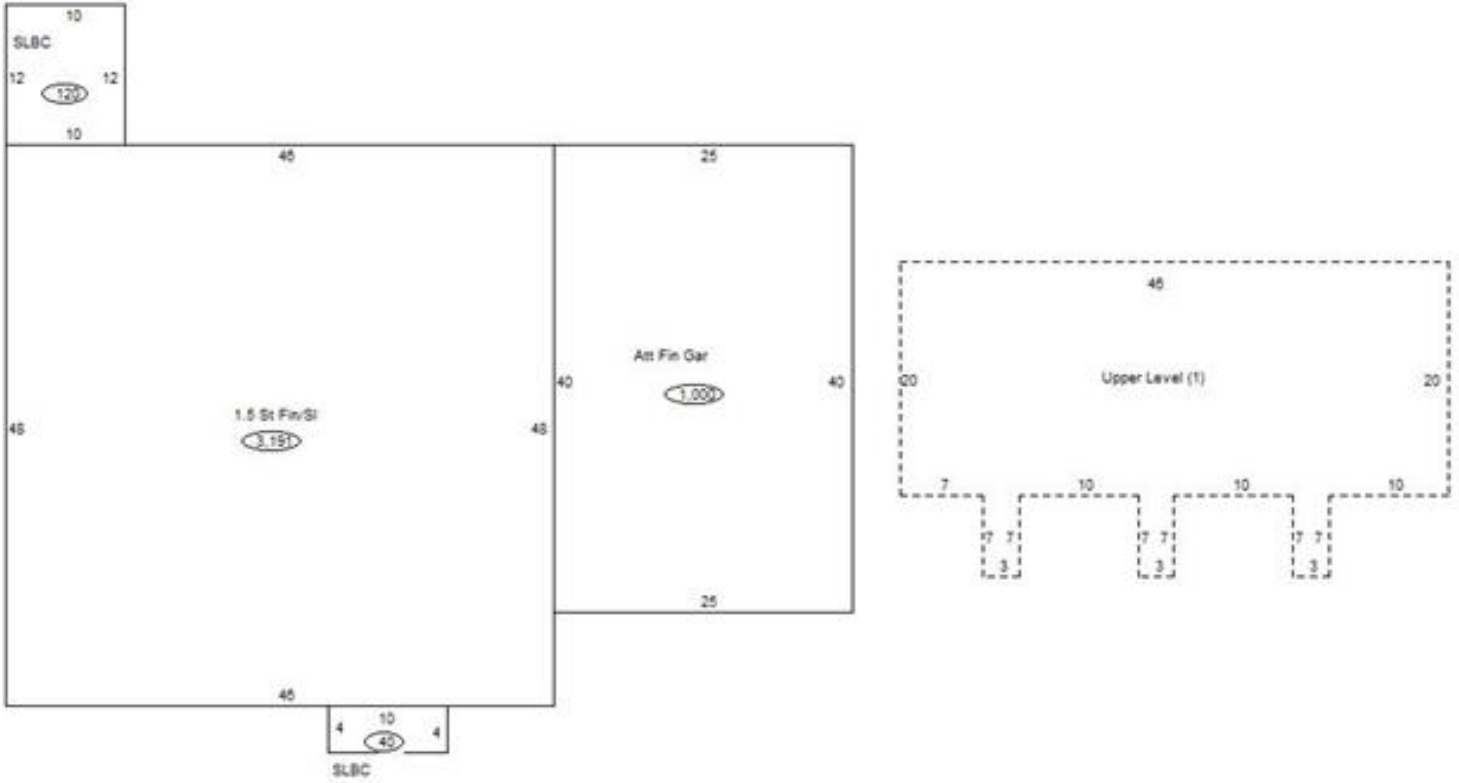
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**Sketch Image**

660094428



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,208	1.445	3,191
2	U	^UL		13	Upper Level (1)	983	1.000	983
3	G	5		13	Att Fin Gar	1,000	1.000	1,000
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	120	1.000	120
<b>Total Building Area</b>						2,208		3,191



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x50x12	Dirt	Formed Metal	2,000
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b> Base Cost (22.96 x 2,000) 45,920		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	LNT0	LEAN TO - ATTACHED	8x25x10	Dirt	Formed Metal	200
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b> Base Cost (9.02 x 200) 1,804		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>