



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:25:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094924 <b>Parcel ID</b> 20N15E-25-4-00000-000-0003 <b>Cadastral ID</b> 25-20-15-00430 <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> 308218 HAMPTON, THOMAS C & VALERIE E & KRISTINA & GOLD FREGENE  29704 S 4130 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 29710 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 25 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.18074918 -95.65597418 BEG SE/C SE NE SE; N 89-53-46W 654.84'; N00-03-04W 199.56'; S89-53 46E 654.94'; S00-01-26E 199.56'TO POB.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	3.0085							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	131,052.00 x .41 = 53,454				660094924_001.JPG			
Factor Value					10/29/2025			
Adjustments	1.0000							
Lot Value	53,454							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	1.5 - Low							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	1,296 / 1,296							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	1,296							
Fixture/RghIn	8 /							
Bed/F/H Bath	3 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1960 / 66							
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	83.59	Total Misc Impr	+	492				
Roofing Adj	+ 3.85	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	123,768				
Heat/Cool Adj	+ 0.73	Depreciation ( 72%)	-	89,113				
Plumbing Adj	+ 6.95	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	34,655				
Adj Base Cost	= 95.12	Lot Value	+	53,454				
Total Area	x 1,296	Indicated Value	=	88,109				
Adjusted Cost	= 123,276	Value Per SqFt		67.99				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	60,438	46.63	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	34,655							
Lot Value	53,454							
Indicated Value	88,109	67.99	Per SqFt					
Agland Value								
Site Improvements	3,285							
Total Value	91,394	70.52	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51055	6x4		24	20.48		492



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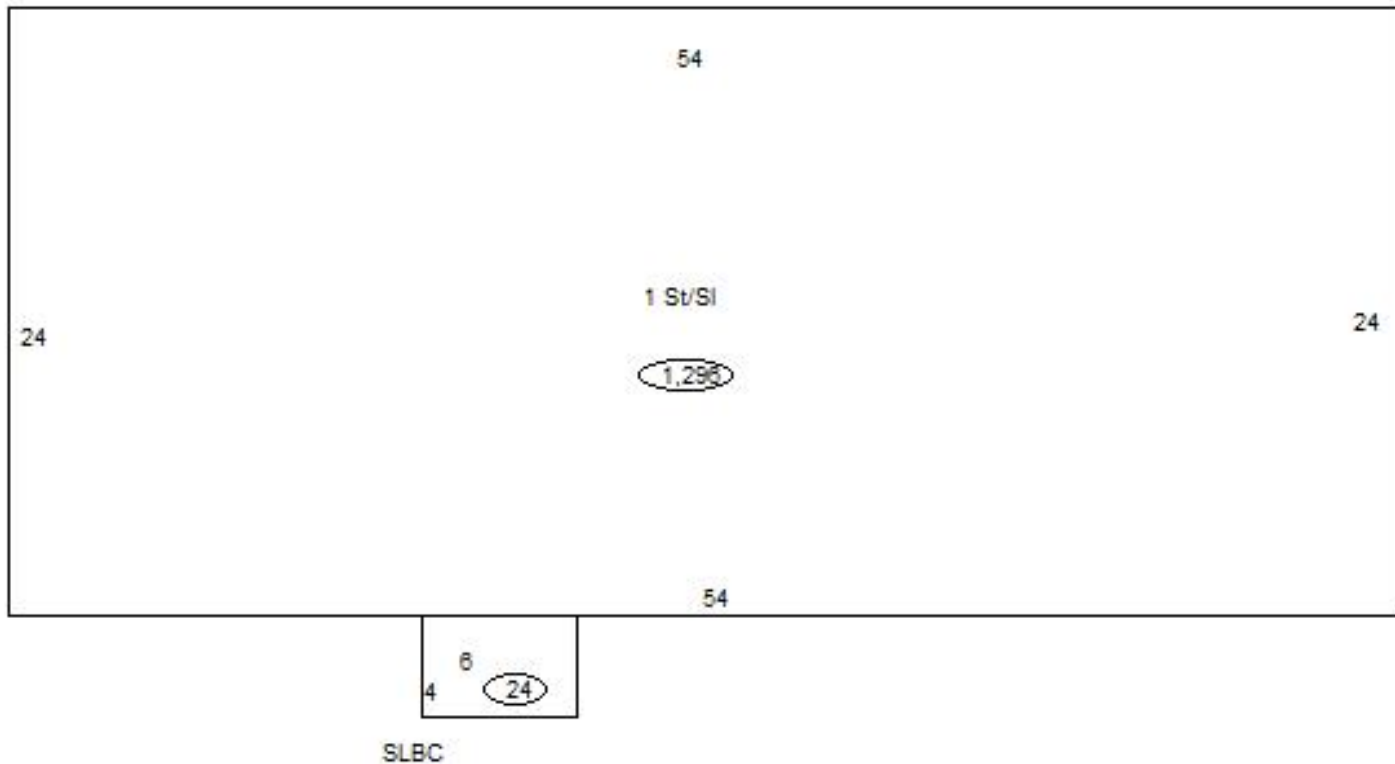
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### Sketch Image

660094924



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,296	1.000	1,296
2	M	PRCH		10	SLBC	24	1.000	24
<b>Total Building Area</b>						1,296		1,296



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	8x10x8	Plank	Composition Shingle	80
	Qual 2	Cond 2	Year 1990	Eff Age 36		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (24.87 x 80) 1,990		1,990	1,990	



GRDT	Garage - Detached	20x22x8	Plank	Formed Metal	440
Qual 2	Cond 3	Year 1980	Eff Age 35		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (19.14 x 440) 8,422		8,422	5,137	3,285