



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:30:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660095331 <b>Parcel ID</b> 20N16E-30-2-00000-000-0003 <b>Cadastral ID</b> 30-20-16-02250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 314169 KING, JOHN-PAUL  29105 S 4130 RD CATOOSA OK 74015-0000					<p>660095331_001.JPG 11/11/25</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 29105 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.5 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.18979934 -95.65374601 W2 NW NW LESS N 462' & LESS S 528' THEREOF.					<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	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	920 / 920
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	920
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

660095331_001.JPG	11/11/25
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,617		
Lot Value			
Indicated Value	30,617	33.28	Per SqFt
Agland Value	884		
Site Improvements	17,253		
Total Value	48,754	52.99	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.43	Total Misc Impr	+	9,012			
Roofing Adj	+ 4.42	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	109,347			
Heat/Cool Adj	+ 0.76	Depreciation ( 72%)	-	78,730			
Plumbing Adj	+ 5.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	30,617			
Adj Base Cost	= 109.06	Lot Value	+				
Total Area	x 920	Indicated Value	=	30,617			
Adjusted Cost	= 100,335	Value Per SqFt		33.28			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119234	12x10		120	20.92		2,510
PRCH	SLAB PORCH - COVERED	119235	40x8		320	20.32		6,502



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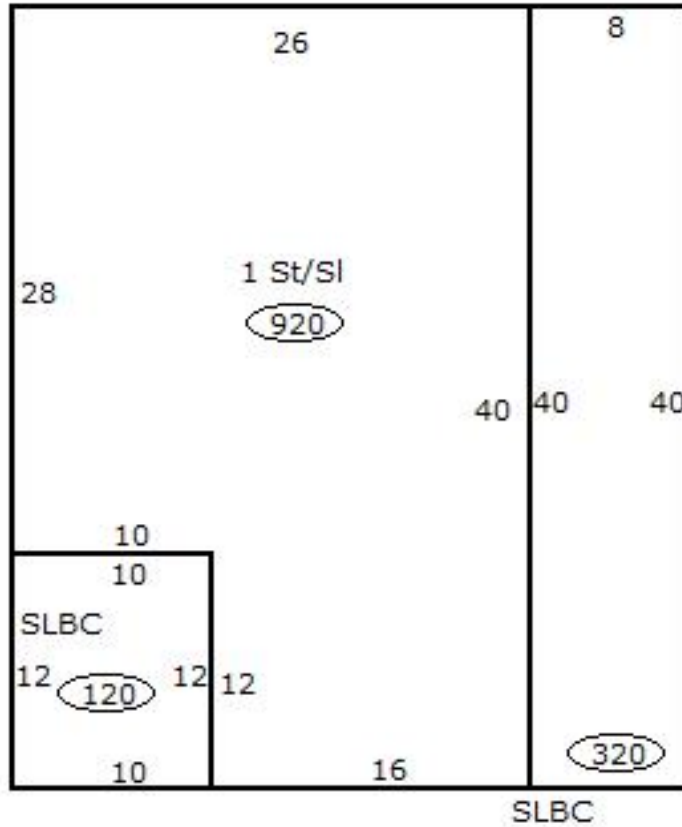
## Assessment Property Record Card for Tax Year 2026

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Sketch Image

660095331



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	920	1.000	920
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PRCH		13	SLBC	320	1.000	320
<b>Total Building Area</b>						920		920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Dirt	Formed Metal	140
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.10 x 140)		1,974	1,974	1,026	948
	SHDS	Shed - Small - NCV	14x10x8	Plank	Formed Metal	140
	Qual	2	Cond 2	Year 2005	Eff Age 21	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.98 x 140)		2,797	2,797	2,797	
	BNGP	Barn - General Purpose	68x50x10	Dirt	Galvanized Metal	3,400
	Qual	2	Cond 2	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.47 x 3,400)		52,598	52,598	36,293	16,305



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,432 / 1,432
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1960 / 66

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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	103.48	Total Misc Impr	+ 6,020	Roofing Adj	+ 4.02	Garage Cost	+ 7,874
Subfloor Adj	+ 2.39	Total RCN	= 184,989	Heat/Cool Adj	+ 0.76	Depreciation ( 72%)	- 133,192
Plumbing Adj	+ 8.83	Lump Sums	+ 6,724	Basement Adj	+ 0.00	RCNLD	= 58,521
Adj Base Cost	= 119.48	Lot Value	+ 58,521	Total Area	x 1,432	Indicated Value	= 58,521
		Value Per SqFt	40.87	Adjusted Cost	= 171,095		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,521		
Lot Value			
Indicated Value	58,521	40.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	58,521	40.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119231	12x10		120	20.92		2,510
WODC	Wood Deck - Covered	153258	32x6		192	35.02		6,724
SHDS	Shed - Small	191709	14x12		168	20.89		3,510



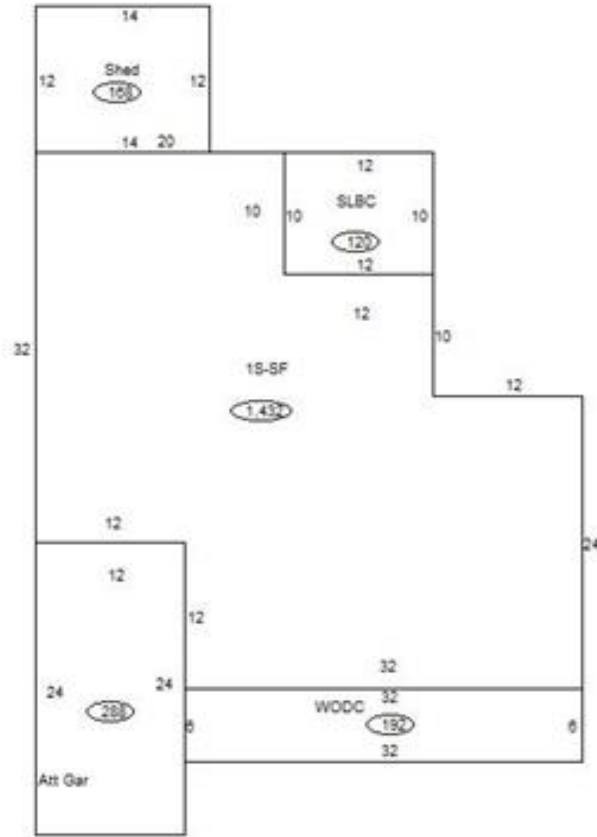
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Sketch Image

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1	M	PRCH		13	SLBC	120	1.000	120
2	G	1		13	Att Gar	288	1.000	288
3	R	1		13	1S-SF	1,432	1.000	1,432
4	M	WODC		13	WODC	192	1.000	192
5	M	SHDS		13	Shed	168	1.000	168
<b>Total Building Area</b>						1,432		1,432



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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	CLT LND	51			4.950	179	179	884	884
<b>CLT LND Totals</b>						4.950			884	884
<b>Total Agland</b>						4.950			884	884