



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:52:41  
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Assessment Data				Primary Image						
Account	660096952			No Image On File						
Parcel ID	20N14E-35-3-00000-000-0000									
Cadastral ID	35-20-14-10500									
Property Type	REAL - Real Property									
Property Class	STAT	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	2134									
STATE OF OK DEPT OF TRANSPORTATION										
OFFICE OF LAND ACQUISITION										
200 NE 21ST ST OKLAHOMA CITY OK 73105-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	15.44 - Acres							
Sec/Twn/Rng	35 / 20 / 14 / 3									
Neighborhood	5556 - STATE OWNED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description				Building Permits						
Lat/Long: 36.16298275 -95.79418378										
BEG SW/C S2 SW; N ALG W/L 659.3'; E 40'; S 302.5'; N 89-55E 922'; N78 36E 91.8'; N89-55E 47.4'; SELY CURVE R RAD 368 DIST 192.7'; S60 05E 199.5'; SELY CURVE L RAD 232 DIST 73.7'; S78-18E 364.8'; SELY CURVE L RAD 1841.9' DIST 379.1'; N89-55E 382.5' TO PT ON E/L S2 SW; S ALG E/L 93.6' TO SE/C; W ALG S/L				Number		Description		Opened	Closed	Amount
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax		
Remove Cap		Land Value	3,372	0	11%	0	Assessed	0	0.00	
Year Frozen		Improvements	688,573	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	691,945	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2024	2024-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2023	2023-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2022	2022-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2021	2021-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2020	2020-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2019	2019-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2018	2018-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,366	0		.00	
2017	2017-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2016	2016-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2015	2015-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,372	0		.00	
2014	2014-660096952	STATE OF OK DEPT OF TRANSPORTATION			1	3,366	0		.00	



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Units Buildable - UNPLATTED T20 & 21 OF R14 (UNITS BUILDAB		Primary Image						
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value								
<b>Residential Data</b>								
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>GRM Approach</b>								
GRM Code Gross Rent 0.00 Indicated Value								
<b>Multiple Regression</b>								
MRA Code Adjusted R Indicated Value								
<b>Direct Comparables</b>								
Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 3,372 Site Improvements Total Value 3,372 0.00 Total Value Per SqFt								
<b>Cost Approach Manual : 01/2025</b>								
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00  Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value +  Indicated Value = Value Per SqFt 0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image																
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b>             Image ID            Image Date            Name            Description         </div>																
<b>Cost Approach</b>  Manual Date 01/2025 Total Building Area 3,654 Total Base Value 663,530 Modifier Value Misc Improvements 44,928 Replacement Cost New 708,458 Phys/Func Depreciation Loss () RCN Less Phys/Func 665,951 Economic Depreciation RCNLD (All Sources) 665,951 Depreciated Improvements Outbuilding Value 22,622 Total Improvement Value 688,573 Land Value Cost Approach Value 688,573 188.44/SqFt																	
<b>Income Approach</b>  Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00		<b>Value Reconciliation</b>  <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Selected Valuation Method</td> <td>Cost Approach</td> <td></td> <td></td> </tr> <tr> <td>Total Improvement Value</td> <td>22,622</td> <td></td> <td></td> </tr> <tr> <td>Land Value</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Total Appraised Value</b></td> <td><b>688,573</b></td> <td><b>188.44/SqFt</b></td> <td></td> </tr> </table>	Selected Valuation Method	Cost Approach			Total Improvement Value	22,622			Land Value				<b>Total Appraised Value</b>	<b>688,573</b>	<b>188.44/SqFt</b>
Selected Valuation Method	Cost Approach																
Total Improvement Value	22,622																
Land Value																	
<b>Total Appraised Value</b>	<b>688,573</b>	<b>188.44/SqFt</b>															



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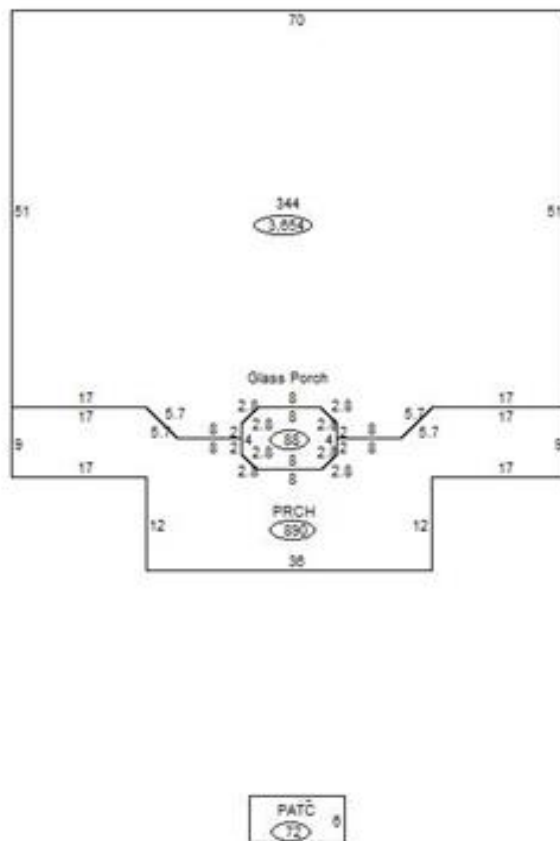
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	3,654	1.000	3,654
2	M	EPKG		20	Glass Porch	88	1.000	88
3	M	PRCH		20	PRCH	890	1.000	890
4	O	PATC		20	PATC	72	1.000	72
<b>Total Building Area</b>						<b>3,654</b>		<b>3,654</b>





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	12x6x8	Concrete	Formed Metal	72
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.18 x 72)			1,813	1,178		635
PACN		Paving - Concrete	0x0x0	Concrete		600
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2000	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.10 x 600)			3,660	2,086		1,574
PAVA		Paving - Asphalt	0x0x0	Paved-Asphalt		27,555
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2000	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.41 x 27,555)			93,963	74,231		19,732
EXLT		Exterior Lighting	0x0x0	Concrete		2
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 2000	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1,621.27 x 2)			3,243	2,562		681
<b>Total Site Improvement Value</b>						<b>22,622</b>



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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
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			15.440	218	218	3,372	3,372
<b>IMP PST Totals</b>						15.440			3,372	3,372
<b>Total Agland</b>						15.440			3,372	3,372