




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:18:52
Page 1

Assessment Data					Primary Image																																																																																												
Account 660099409 Parcel ID 20N15E-26-2-00000-000-0099 Cadastral ID 26-20-15-01831 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 318488 ALLISON, BRUCE E & JENNIFER R 8400 E 570 RD CATOOSA OK 74015-0000 Parcel Location Situs 08400 E 570 RD Subdivision Lot/Block / Parcel Size 2.6 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-12-01\IMG_0001.JPG 12/1/2017</p>																																																																																												
Legal Description Lat/Long: 36.18916927 -95.68504493 N 305' E 371' W 495' S2 NE NW.																																																																																																	
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 Time 09:18:52
 Page 2

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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	3,000 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	98.08	Total Misc Impr	+ 27,190	Roofing Adj	+ 5.45	Garage Cost	+ 89,370
Subfloor Adj	+ -2.19	Total RCN	= 307,060	Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 21,494
Plumbing Adj	+ 13.02	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 285,566
Adj Base Cost	= 127.00	Lot Value	+ 285,566	Total Area	x 1,500	Indicated Value	= 285,566
Adjusted Cost	= 190,500	Value Per SqFt	190.38	Adjusted Cost	= 190,500	Value Per SqFt	190.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,566		
Lot Value			
Indicated Value	285,566	190.38	Per SqFt
Agland Value	318		
Site Improvements	43,260		
Total Value	329,144	219.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135835	792		792	24.76		19,610
LNT0	Lean To - Attached	183231	50x20		1,000	7.58		7,580



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Date 04/18/2026
 Time 09:18:52
 Page 3

Sketch Image

660099409



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,500	1.000	1,500
2	G	1		20	Attached Garage	3,000	1.000	3,000
3	M	PRCH		20	SLBC	792	1.000	792
4	M	LNTO		20	LNTO	1,000	1.000	1,000
Total Building Area						1,500		1,500



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Page 4

660099409

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128	
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (25.65 x 128)		3,283	3,283	328	2,955	
SPLG	Swimming Pool - In Ground	24x32x0	Concrete		768	
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (48.83 x 768)		37,501	37,501	3,750	33,751	
PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		1,452	
Qual	3	Cond 3	Year 2020	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (4.71 x 1,452)		6,839	6,839	1,026	5,813	
PATC	Patio - Covered	8x14x10	Concrete	Composition Shingle	112	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (18.90 x 112)		2,117	2,117	1,376	741	



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Page 5

Agland Inventory

660099409

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.600	122	122	318	318
NTV PST Totals						2.600			318	318
Total Agland						2.600			318	318