



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:20:37
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Assessment Data					Primary Image																																																																																												
Account 660099609 Parcel ID 20N15E-25-1-00000-000-0099 Cadastral ID 25-20-15-01031 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 278323 WILSON, MATTHEW E & KARI L 29132 S 4130 RD CATOOSA OK 74015-0000 Parcel Location Situs 29132 S 4130 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 25 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660099609 10/29/25</p> <p>660099609_003.JPG 10/29/2025</p>																																																																																												
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N 254.6' E 427.23' SE NE NE					Building Permits <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>R18 000022</td> <td>R20- NEW SFR 2933 SQ FT</td> <td>02/2018</td> <td>08/2019</td> <td>225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000022	R20- NEW SFR 2933 SQ FT	02/2018	08/2019	225,000																																																																														
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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.4974		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	108,785.00 x .44 = 47,887		
Factor Value			
Adjustments	1.0000		
Lot Value	47,887		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,486 / 3,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,486
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	749 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2019 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	503,563	154.66	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	95.35	Total Misc Impr	+ 34,548
Roofing Adj	+ 4.44	Garage Cost	+ 42,626
Subfloor Adj	+ -3.51	Total RCN	= 468,968
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 23,448
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 445,520
Adj Base Cost	= 120.33	Lot Value	+ 47,887
Total Area	x 3,256	Indicated Value	= 493,407
Adjusted Cost	= 391,794	Value Per SqFt	151.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	445,520		
Lot Value	47,887		
Indicated Value	493,407	151.54	Per SqFt
Agland Value			
Site Improvements	37,033		
Total Value	530,440	162.91	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1	2019	1	0.00
FPR1	Fireplace - Residential 1 Story	0		1		1	7,243.87
PRCH	Porch	142033	495			495	31.33
PRCH	Porch	142034	372			372	31.71



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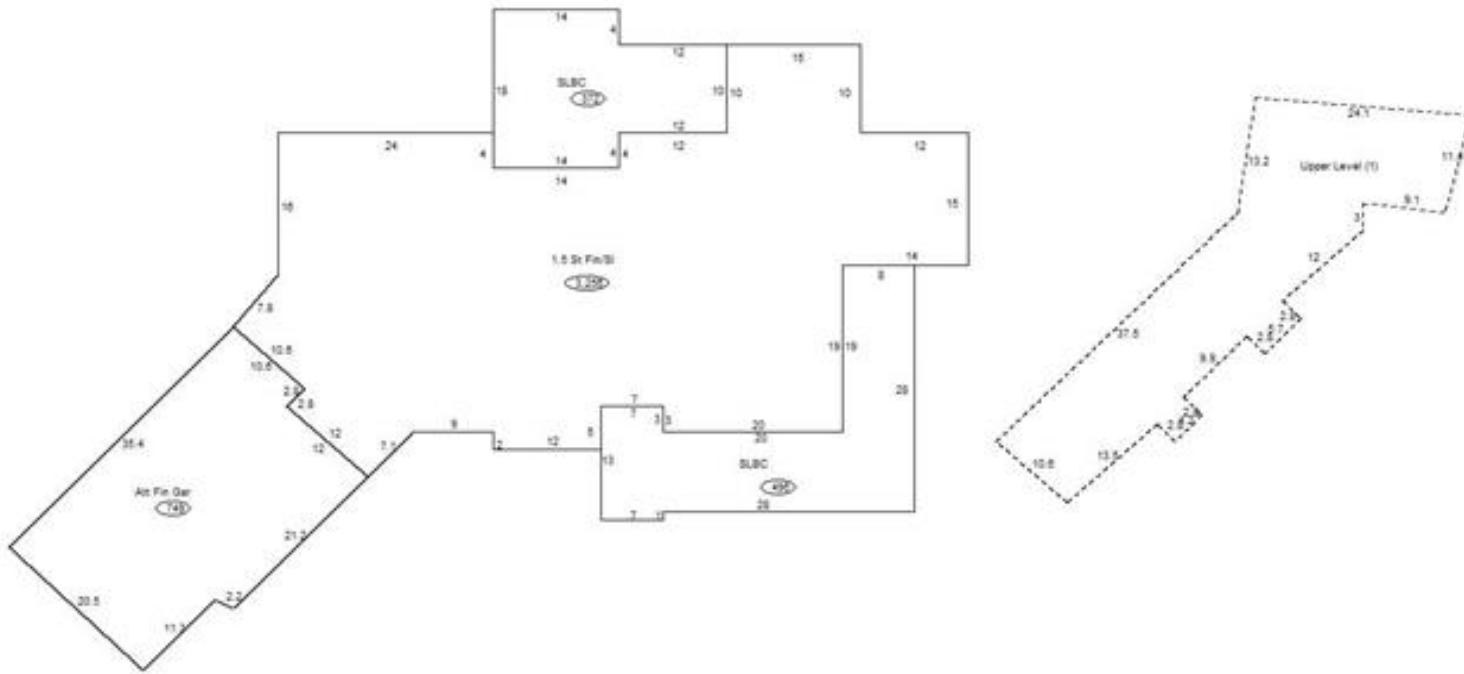
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,486	1.310	3,256
2	G	5		13	Att Fin Gar	749	1.000	749
3	M	PRCH		13	SLBC	495	1.000	495
4	M	PRCH		13	SLBC	372	1.000	372
5	U	^UL		13	Upper Level (1)	770	1.000	770
Total Building Area						2,486		3,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	22x32x0	Concrete		704
	Qual 5	Cond 3	Year 2022	Eff Age 3		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (57.40 x 704)	40,410	40,410	6,062	34,348
	SHDS	Shed - Small	16x10x8	Plank	Composition Shingle	160
	Qual 2	Cond 3	Year 2022	Eff Age 3		
		Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
		Base Cost (19.51 x 160)	3,122	3,122	437	2,685