



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
Account 660100307 Parcel ID 20N15E-23-4-00000-000-0001 Cadastral ID 23-20-15-00121 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 321586 JARRETT, DILLON R & MELISSA L 9001 E 570 RD CATOOSA OK 74015-0000 Parcel Location Situs 08825 E 570 RD Subdivision Lot/Block / Parcel Size 19.87 - Acres Sec/Twn/Rng 23 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660100307 10/27/25</p> <p>660100307_001.JPG 10/29/2025</p>																																																											
Legal Description Lat/Long: 36.19215990 -95.67890461 TR DESC 2628-631 AS COMM SE/C SEC; S89.5041W 1062.46' TO POB; N00.2606W 716.90'; S79.50W 152.19'; S64.1500W 480'; S84.00W 240'; N72.30W 2.01'; N72.30W 197.99'; N86.30W 560'; S00.28E 555'; N89 5041E 1571.44' TO POB.																																																																
Exemptions					Building Permits																																																											
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-660100307	JARRETT, DILLON R & MELISSA L	22	413,368	0	42,375	4,232.00																																																									
2024	2024-660100307	JARRETT, DILLON R & MELISSA L	22	397,473	0	41,141	4,010.00																																																									
2023	2023-660100307	JARRETT, DILLON R & MELISSA L	22	415,679	0	39,942	3,747.00																																																									
2022	2022-660100307	JARRETT, DILLON R & MELISSA L	22	420,025	0	38,779	3,647.00																																																									
2021	2021-660100307	JARRETT, DILLON R & MELISSA L	22	345,226	0	37,650	3,576.00																																																									
2020	2020-660100307	JARRETT, DILLON R & MELISSA L	22	338,700	0	36,553	3,490.00																																																									
2019	2019-660100307	JARRETT, DILLON R & MELISSA L	22	322,623	0	35,488	3,427.00																																																									
2018	2018-660100307	JARRETT, DILLON R & MELISSA L	22	329,157	0	36,207	3,476.00																																																									
2017	2017-660100307	JARRETT, DILLON R & MELISSA L	22	2,746	0	302	29.00																																																									



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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	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	2,024 / 3,460
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,024
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	703 Attached Garage - Finished 3 Stalls
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	94.04	Total Misc Impr	+ 12,964	Roofing Adj	+ 3.53	Garage Cost	+ 40,162
Subfloor Adj	+ -2.70	Total RCN	= 462,998	Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 32,410
Plumbing Adj	+ 7.28	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 430,588
Adj Base Cost	= 118.46	Lot Value	+ 430,588	Total Area	x 3,460	Indicated Value	= 430,588
Adjusted Cost	= 409,872	Value Per SqFt	124.45	Adjusted Cost	= 409,872	Value Per SqFt	124.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,588		
Lot Value			
Indicated Value	430,588	124.45	Per SqFt
Agland Value	2,746		
Site Improvements			
Total Value	433,334	125.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	135794	17x12		204	32.24		6,577
PRCH	Porch	135798	198		198	32.26		6,387



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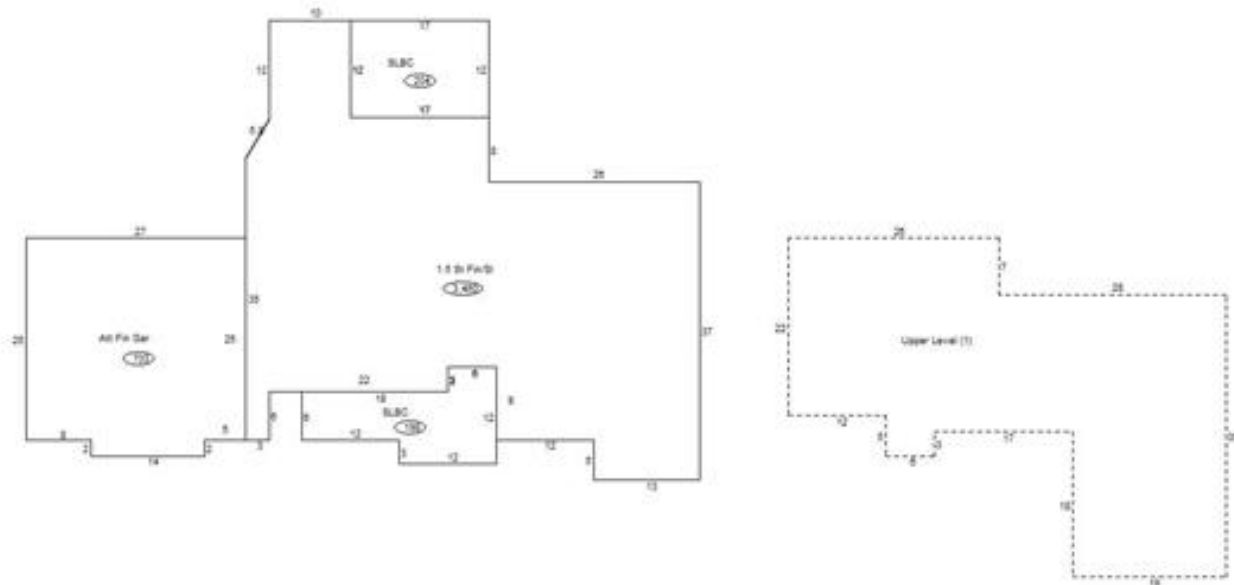
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Sketch Image

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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	2,024	1.709	3,460
2	M	PRCH		13	SLBC	204	1.000	204
3	G	5		13	Att Fin Gar	703	1.000	703
4	U	^UL		13	Upper Level (1)	1,436	1.000	1,436
5	M	PRCH		13	SLBC	198	1.000	198
Total Building Area						2,024		3,460



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			9.870	108	108	1,066	1,066
TMBR Totals						9.870			1,066	1,066
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.000	168	168	1,680	1,680
IMP PST Totals						10.000			1,680	1,680
Total Agland						19.870			2,746	2,746