



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:55:59
 Page 1

Assessment Data					Primary Image																																																																				
Account 660102444 Parcel ID 20N16E-30-1-00000-001-0000 Cadastral ID 30-20-16-01020 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 326734 FRITCHEY, MARY E LIVING TRUST 10525 E 575 RD CATOOSA OK 74015-0000 Parcel Location Situs 10525 E 575 RD Subdivision Lot/Block / Parcel Size 9.19 - Acres Sec/Twn/Rng 30 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					<p>660102444_001.JPG 1/14/2026</p>																																																																				
Legal Description Lat/Long: 36.18848905 -95.64469395 TR DESC AS COMM NW/C NE; S00.1756W 638.68' TO POB; S89.4208E 686.71'; S01.1826W 571.06'; CURVE RIGHT RADIUS 133.50' DIST 176.39'; S77.2619W 588.46'; N00.1754E 829.15' TO POB LESS TR DESC AS COMM NW/C NE; S00.1756W 638.68' TO POB; S89.4208E 686.71'; S01.1826W 250.64' TO POB; S01.1826W 25.90'; N88.4134W																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R19</td> <td>R20- POSS NEW MH</td> <td>03/2019</td> <td>06/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- POSS NEW MH	03/2019	06/2019																																													
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Date 04/18/2026
 Time 09:55:59
 Page 2

Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value		660102444_001.JPG		11/14/2026				
Adjustments		GRM Approach						
Lot Value		GRM Code		0.00				
Residential Data		Gross Rent		Indicated Value				
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R		Indicated Value				
Architecture		Direct Comparables						
Style		Selection Model		1 Res				
Exterior Wall		Adjustment Model		A2 AO Test				
Base/Total Area	/	Comparables		Indicated Value				
Style		Value Reconciliation						
HVAC		Selected Approach		Cost Approach				
Roof Cover		Improvements		Lot Value				
Area on Slab		Indicated Value		0.00 Per SqFt				
Fixture/RghIn	/	Agland Value		1,325				
Bed/F/H Bath	//	Site Improvements		11,487				
Basement Area		Total Value		12,812 0.00 Total Value Per SqFt				
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

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Date 04/18/2026
Time 09:55:59
Page 3

660102444

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x15x8	Concrete	Formed Metal	300
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 300)	2,610		2,610	809	1,801
	PATC	Patio - Covered	44x24x10	Concrete	Composition Shingle	1,056
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (14.30 x 1,056)	15,101		15,101	8,608	6,493
	LOAF	LOAFING SHED	35x18x8	Dirt	Formed Metal	630
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 630)	4,297		4,297	2,106	2,191
	LOAF	LOAFING SHED	12x12x8	Dirt	Formed Metal	144
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 144)	982		982	481	501
	LOAF	LOAFING SHED	12x12x8	Dirt	Formed Metal	144
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 144)	982		982	481	501



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 Time 09:55:59
 Page 4

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



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Residential Data	
Type	6 Mobile Home 56 x 32
Condition	4 - Good
Quality	4.3 - Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,792 / 1,792
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2019 / 4

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	152,359
Lot Value	
Indicated Value	152,359
Agland Value	85.02 Per SqFt
Site Improvements	
Total Value	152,359
	85.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	74.00	Total Misc Impr	+ 0
Roofing Adj	+ 3.69	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 167,928
Heat/Cool Adj	+ 3.51	Depreciation (14%)	- 23,510
Plumbing Adj	+ 12.51	Lump Sums	+ 7,941
Basement Adj	+ 0.00	RCNLD	= 152,359
Adj Base Cost	= 93.71	Lot Value	+ 0
Total Area	x 1,792	Indicated Value	= 152,359
Adjusted Cost	= 167,928	Value Per SqFt	85.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	140813	20x6		120	59.17		7,100
WODC	WOOD DECK - COVERED	140814	4x3		12	70.06		841



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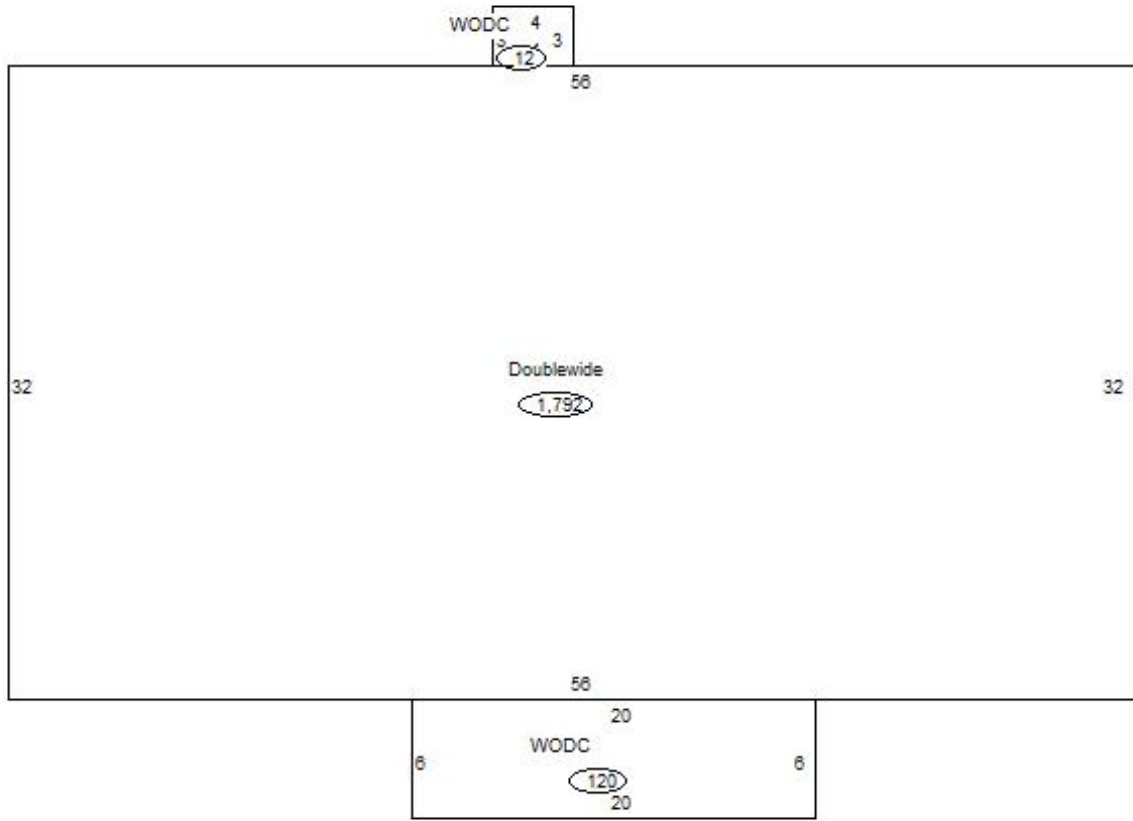
Date 04/18/2026

Time 09:55:59

Page 5

Sketch Image

660102444



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,792	1.000	1,792
2	M	WODC		10	WODC	120	1.000	120
3	M	WODC		10	WODC	12	1.000	12
Total Building Area						1,792		1,792



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Date 04/18/2026
Time 09:55:59
Page 6

Agland Inventory

660102444

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			8.690	143	143	1,241	1,241
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.500	168	168	84	84
IMP PST Totals						9.190			1,325	1,325
Total Agland						9.190			1,325	1,325