



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:57:20
Page 1

Assessment Data					Primary Image																																																																				
Account 660102678 Parcel ID 20N15E-36-2-00000-001-0000 Cadastral ID 36-20-15-01512 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 322949 ROY, JAMES LEWIS & KATHY ZO 9428 E 580 RD CATOOSA OK 74015-0000 Parcel Location Situs 09428 E 580 RD Subdivision Lot/Block / Parcel Size 1.9 - Acres Sec/Twn/Rng 36 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0112\IMG_0005. 1/12/2022</p>																																																																				
Legal Description Lat/Long: 36.17621690 -95.66562967 TR DESC 2019-005120 AS COMM NE/C NE NW; N89.5713W 442.06' TO POB; S00.0246W 43.16'; S00.3903W 82.99'; S49.0659W 32.89'; S35 2359W 24.57'; S20.5718W 43.48'; S07.0145W 37.15'; S03.1547W 283 24'; N89.5713W 127.55'; N00.0829E 528.02'; S89.5713E 202.54' TO POB.																																																																									
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 Time 09:57:21
 Page 2

Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.8738		
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	81,621.00 x .50 = 40,546		
Factor Value			
Adjustments	1.0000		
Lot Value	40,546		



\\tsclient\C\Users\Randy Necessary\Pictures\102_0112\IMG_0005. 1/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,435 / 2,736
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,435
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	774 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	426,816	156.00	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.45	Total Misc Impr	+ 16,613
Roofing Adj	+ 4.61	Garage Cost	+ 36,099
Subfloor Adj	+ -3.02	Total RCN	= 393,809
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 19,690
Plumbing Adj	+ 8.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 374,119
Adj Base Cost	= 124.67	Lot Value	+ 40,546
Total Area	x 2,736	Indicated Value	= 414,665
Adjusted Cost	= 341,097	Value Per SqFt	151.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,119		
Lot Value	40,546		
Indicated Value	414,665	151.56	Per SqFt
Agland Value			
Site Improvements	40,133		
Total Value	454,798	166.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	146798		261	261	28.60		7,465
PRCH	SLAB PORCH - COVERED	146799		93	93	29.23		2,718



Rogers

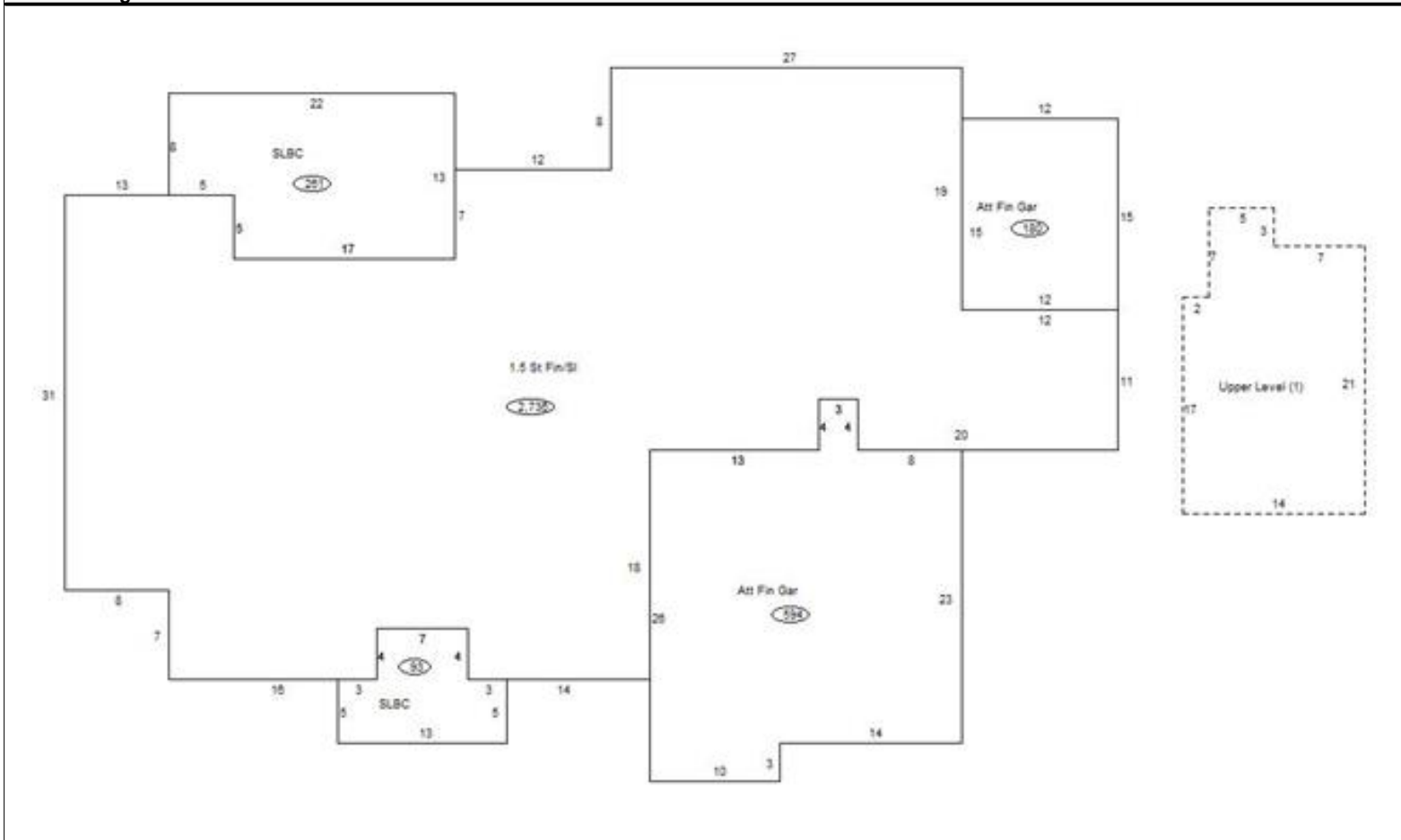
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 Page 3

Sketch Image

660102678



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,435	1.124	2,736
2	M	PRCH		10	SLBC	261	1.000	261
3	M	PRCH		10	SLBC	93	1.000	93
4	G	5		10	Att Fin Gar	180	1.000	180
5	G	5		10	Att Fin Gar	594	1.000	594
6	U	^UL		10	Upper Level (1)	301	1.000	301
Total Building Area						2,435		2,736



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Page 4

660102678

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNTO	Lean To - Attached	6x4x8	Concrete	Formed Metal	24	
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (14.52 x 24)	348		348	87	261

UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500
Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.21 x 1,500)	43,815		43,815	3,943	39,872