



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:17
Page 1

Assessment Data					Primary Image																																																											
Account 660104128 Parcel ID 20N16E-30-3-00000-001-0000 Cadastral ID 30-20-16-02012 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 331285 ROBBINS, KAYLA & KRISTA 10125 E 580 RD CATOOSA OK 74015-0000 Parcel Location Situs 10125 E 580 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 30 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					<p>660104128_001.JPG 11/11/25</p>																																																											
Legal Description Lat/Long: 36.17778237 -95.65175183 E 2.50 AC W 5 ACRES SE 10 ACRES LOT 4																																																																
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.4718	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	107,673.00 x .47 = 50,548	
Factor Value		
Adjustments	1.0000	
Lot Value	50,548	

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	100% Veneer, Masonry
Base/Total Area	2,190 / 2,584
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,190
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	802 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 4

660104128	11/11/25
660104128_001.JPG	1/14/2026

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	378,880	146.63	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	363,043		
Lot Value	50,548		
Indicated Value	413,591	160.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	413,591	160.06	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.09	Total Misc Impr	+	15,724			
Roofing Adj	+ 4.45	Garage Cost	+	37,405			
Subfloor Adj	+ -2.88	Total RCN	=	378,170			
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	15,127			
Plumbing Adj	+ 8.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	363,043			
Adj Base Cost	= 125.79	Lot Value	+	50,548			
Total Area	x 2,584	Indicated Value	=	413,591			
Adjusted Cost	= 325,041	Value Per SqFt		160.06			

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	152249	19x5		95	29.23		2,777
PRCH	Porch	152250	20x8		160	28.96		4,634
PATO	Patio - Open	152251	19x8		152	12.39		1,883

