



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:25:22  
Page 1

Assessment Data				Primary Image						
<b>Account</b> 660105347 <b>Parcel ID</b> 20N15E-26-2-00000-002-0000 <b>Cadastral ID</b> 26-20-15-00480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 335092 GONZALEZ, RAUL & MUNOZ, MAKY  8349 E 580 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 08349 E 580 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.51 - Acres <b>Sec/Twn/Rng</b> 26 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS										
<b>Legal Description</b> Lat/Long: 36.17760275 -95.68436723				<b>Building Permits</b>						
TR DESC AS COMM S/4 CORNER; S88.4316W 694.06' TO POB; S88 4316W 201.35'; N01.1645W 545'; N88.4316E 201.18'; S01.1750E 545' TO POB.				<b>Number</b>		<b>Description</b>		<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
				R25 272		NEW DTCH ACC BLDG 30X40		08/2025	04/2026	7,000
				R22 309 A22		R23 NEW SFR 3017 SQ FT		07/2022	12/2023	425,380
<b>Exemptions</b>				<b>Sale History</b>						
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>	
					/	LANCON, LOGAN	05/26/2021	100,000	YES	
<b>Parcel Valuation</b>										
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	99.860	<b>Current Tax</b>	
<b>Remove Cap</b>	2022		<b>Land Value</b>	47,733	47,733	11%	5,251	<b>Assessed</b>	68,555	
<b>Year Frozen</b>			<b>Improvements</b>	636,941	575,497		63,304	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	
<b>TIF Project ID</b>	0		<b>Total Value</b>	684,674	623,230		68,555	<b>Total Taxable</b>	68,555	
<b>Assessment History</b>										
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>	
2025	2025-660105347	GONZALEZ, RAUL &			22	593,553	0	65,291	6,520.00	
2024	2024-660105347	GONZALEZ, RAUL &			22	619,337	0	68,110	6,638.00	
2023	2023-660105347	GONZALEZ, RAUL &			22	60,433	0	5,326	499.00	
2022	2022-660105347	GONZALEZ, RAUL &			22	46,115	0	5,073	478.00	
2021	2021-660105347	GONZALEZ, RAUL &			22	482	0	53	5.00	



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Date 04/18/2026  
 Time 10:25:22  
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 2.4832 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 108,168.00 x .44 = 47,733 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 47,733		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 4.5 - Good <b>Architecture</b> TRAD TRADITIONAL <b>Style</b> 100% 1 1/2 Story Finished <b>Exterior Wall</b> 100% Veneer, Masonry <b>Base/Total Area</b> 3,395 / 4,131 <b>Style</b> 100% 1 1/2 Story Finished <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 3,395 <b>Fixture/RghIn</b> / <b>Bed/F/H Bath</b> 5 / 3.0 / 1.0 <b>Basement Area</b> <b>Garage Type</b> 1,081 Attached Garage - Finished <b>Remodel</b> <b>Year/Eff Age</b> 2023 / 2		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	3,395 / 4,131
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,395
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	5 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,081 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	103.91	<b>Total Misc Impr</b>	+ 51,306
<b>Roofing Adj</b>	+ 4.88	<b>Garage Cost</b>	+ 65,584
<b>Subfloor Adj</b>	+ -3.50	<b>Total RCN</b>	= 648,632
<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 2%)</b>	- 12,973
<b>Plumbing Adj</b>	+ 6.05	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 635,659
<b>Adj Base Cost</b>	= 128.72	<b>Lot Value</b>	+ 47,733
<b>Total Area</b>	x 4,131	<b>Indicated Value</b>	= 683,392
<b>Adjusted Cost</b>	= 531,742	<b>Value Per SqFt</b>	165.43

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	635,659		
<b>Lot Value</b>	47,733		
<b>Indicated Value</b>	683,392	165.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	44,722		
<b>Total Value</b>	728,114	176.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	7,141.75		7,142
PRCH	Slab Porch - Covered	159059	310		310	35.16		10,900
PRCH	Porch	159060	1008		1,008	33.00		33,264



# Rogers

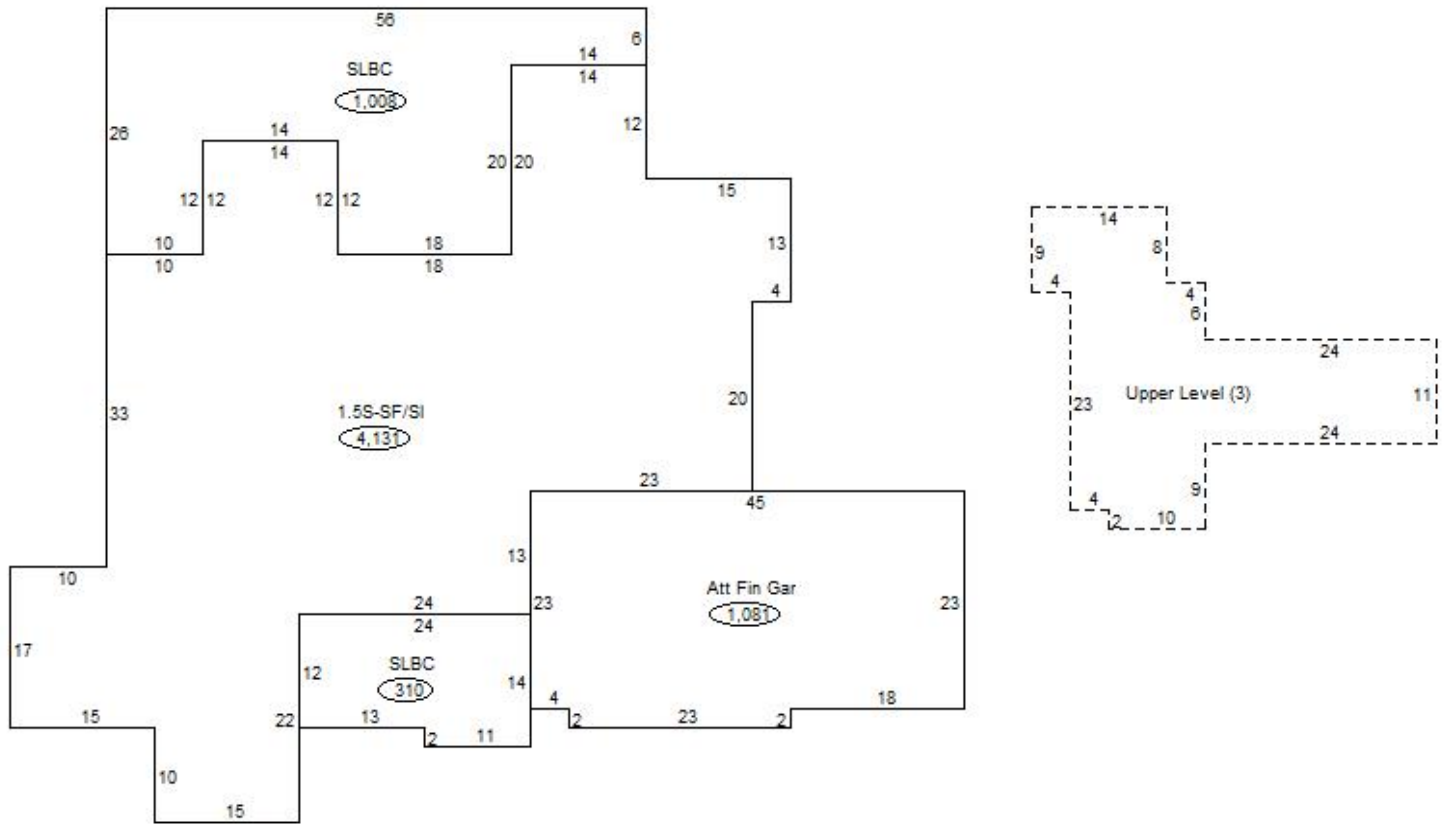
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Date 04/18/2026  
 Time 10:25:22  
 Page 3

### Sketch Image

660105347



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	SLBC	310	1.000	310
2	M	PRCH		20	SLBC	1,008	1.000	1,008
3	R	5	Slab	20	1.5S-SF/SI	3,395	1.217	4,131
4	G	5		20	Att Fin Gar	1,081	1.000	1,081
5	U	^UL		20	Upper Level (3)	736	1.000	736
<b>Total Building Area</b>						<b>3,395</b>		<b>4,131</b>



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Date 04/18/2026  
Time 10:25:22  
Page 4

660105347

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual	4	Cond 4	Year 2026	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (36.20 x 1,200)		43,440	43,440		43,440
	LOAF	Loafing Shed	10x20x8	Dirt	Formed Metal	200
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 200)		1,424	1,424	142	1,282
	CKCP	Chicken Coop NV	8x10x8			80
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (5.58 x 80)		446	446	446	