



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 660106489 Parcel ID 20N15E-26-2-00000-004-0000 Cadastral ID 26-20-15-00401 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 337034 LINE, JERRY W SR REVOCABLE TRUST 8325 E 580 RD CATOOSA OK 74015-0000 Parcel Location Situs 08325 E 580 RD Subdivision Lot/Block / Parcel Size 6.3 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\092822\IMG_0007.JPG 9/28/2022</p>																																																											
Legal Description Lat/Long: 36.17928601 -95.68442531 TR DESC 2022-000620 AS COMM AT THE SOUTH QUARTER CORNER OF SEC; S88.4316W 664.06' TO POB; N01.1750W 1322.94 S88.4212W 331.40 S01.1612E 4777.84																																																																
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 0 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\092822\IMG_0007.JPG 9/28/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,722 / 2,722
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,722
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3

Cost Approach				Manual : 01/2025			
Base Cost	77.56	Total Misc Impr	+ 25,372				
Roofing Adj	+ 4.16	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 285,214				
Heat/Cool Adj	+ 10.30	Depreciation (3%)	- 8,556				
Plumbing Adj	+ 3.44	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 276,658				
Adj Base Cost	= 95.46	Lot Value	+				
Total Area	x 2,722	Indicated Value	= 276,658				
Adjusted Cost	= 259,842	Value Per SqFt	101.64				

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	276,658		
Lot Value			
Indicated Value	276,658	101.64	Per SqFt
Agland Value	1,166		
Site Improvements	5,600		
Total Value	283,424	104.12	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		2022	1	4,233.11		4,233
PRCH	Slab Porch - Covered	155391	62x10		620	19.66		12,189
PRCH	Porch	155392	13x8		104	20.97		2,181
PATC	Patio - Covered	155407	15x6		90	17.92		1,613
CPAT	Carport - Attached	183246	22x14		308	9.65		2,972
GENR	Generator - Residential Standby				1	2,184.00		2,184



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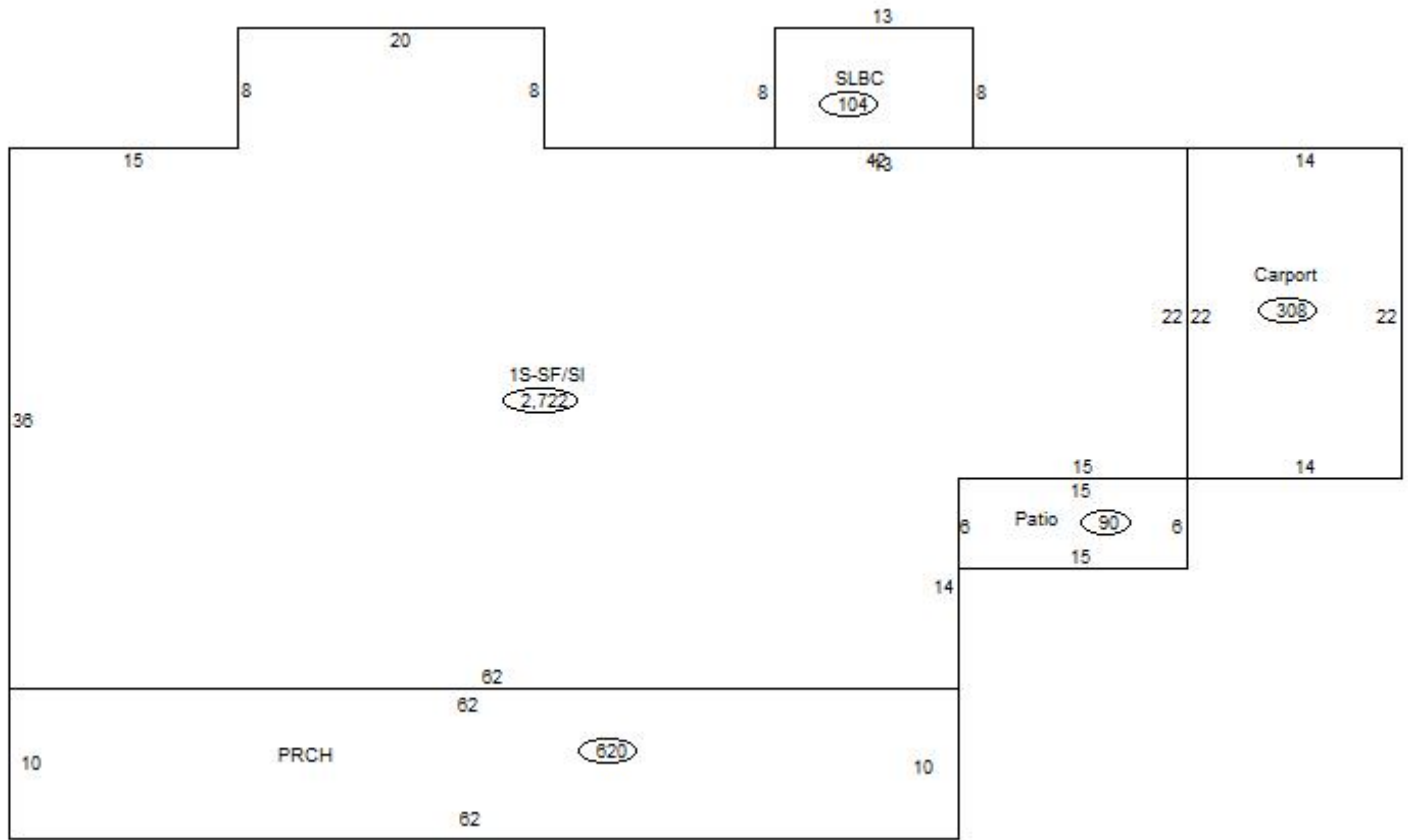
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	PRCH	620	1.000	620
2	M	PRCH		13	SLBC	104	1.000	104
3	R	1	Slab	13	1S-SF/SI	2,722	1.000	2,722
4	M	PATC		13	Patio	90	1.000	90
5	M	CPAT		13	Carport	308	1.000	308
Total Building Area						2,722		2,722



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	12x18x8	Concrete	Formed Metal	216
	Qual	4	Cond 3	Year 2024	Eff Age 2	

	Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (21.42 x 216)	4,627		4,627	463
					4,164

	PATO	Patio - Open	0x0x0	Concrete		112
	Qual	4	Cond 3	Year 2024	Eff Age 2	

	Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (14.25 x 112)	1,596		1,596	160
					1,436



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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%	NTV PST	60			.910	144	144	131	131
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.390	192	192	1,035	1,035
NTV PST Totals						6.300			1,166	1,166
Total Agland						6.300			1,166	1,166