



# 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	660106490				<p>660106490_001.JPG 5/17/2024</p>						
Parcel ID	20N15E-26-2-00000-005-0000										
Cadastral ID	26-20-15-00402										
Property Type	REAL - Real Property										
Property Class	RR	VI Area 3									
Tax Area	22 - CATOOSA / FAIR OAKS FD										
Name ID	343882										
OLMOS, JOSEFINA & EDGAR ANAYA											
8291 E 580 RD CATOOSA OK 74015-0000											
Parcel Location											
Situs	08245 E 580 RD										
Subdivision											
Lot/Block	/	Parcel Size 2.52 - Acres									
Sec/Twn/Rng	26 / 20 / 15 / 2										
Neighborhood	2015 - UNPLATTED										
School District	S002 - CATOOSA SCHOOLS										
Legal Description Lat/Long: 36.17759048 -95.68570608											
TR DESC 2022-00034 AS COMM SOUTH QUARTER CORNER OF SEC; S88.4316W 1096.77' TO POB; S88.4316W 201.35'; N01.1434W 545'; N88 4316E 201.18'; S01.1539E 545' TO POB											
Building Permits											
Number	Description	Opened	Closed	Amount							
R22 490 A22	R23 NEW SFR 3162 SQ FT	12/2022 07/2022	08/2024 01/2023	465,000							
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
					/	TNT HOMES LLC	03/19/2024	0	9		
					/	CARRASCO, FABIOLA & GIBRAN	11/04/2022	0	6		
					/	LANCON, LOGAN	12/23/2021	90,000	YES		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax		
Remove Cap	2025	Land Value	46,812	46,812	11%	5,149	Assessed	71,588	7,148.78		
Year Frozen		Improvements	607,286	603,989		66,439	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00		
TIF Project ID	0	Total Value	654,098	650,801		71,588	Total Taxable	70,588	7,056.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106490	OLMOS, JOSEFINA &			22	631,846	1000	68,503	6,848.00		
2024	2024-660106490	OLMOS, JOSEFINA &			22	50,079	0	5,509	537.00		
2023	2023-660106490	TNT HOMES LLC			22	60,490	0	6,654	625.00		
2022	2022-660106490	CARRASCO, FABIOLA & GIBRAN			22	46,230	0	5,085	479.00		



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.3986	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	104,483.00 x .45 = 46,812	
Factor Value		
Adjustments	1.0000	
Lot Value	46,812	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,874 / 4,349
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,874
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	906 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	607,286
Lot Value	46,812
Indicated Value	654,098
Agland Value	150.40 Per SqFt
Site Improvements	
Total Value	654,098
	150.40 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.12	Total Misc Impr	+ 36,918
Roofing Adj	+ 4.00	Garage Cost	+ 54,967
Subfloor Adj	+ -2.89	Total RCN	= 619,680
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 12,394
Plumbing Adj	+ 5.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 607,286
Adj Base Cost	= 121.36	Lot Value	+ 46,812
Total Area	x 4,349	Indicated Value	= 654,098
Adjusted Cost	= 527,795	Value Per SqFt	150.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	7,141.75		7,142
PRCH	Slab Porch - Covered	160142	204		204	35.65		7,273
PRCH	Porch	160143	48x12		576	34.29		19,751
PATO	Patio - Open	183250	14x14		196	14.04		2,752



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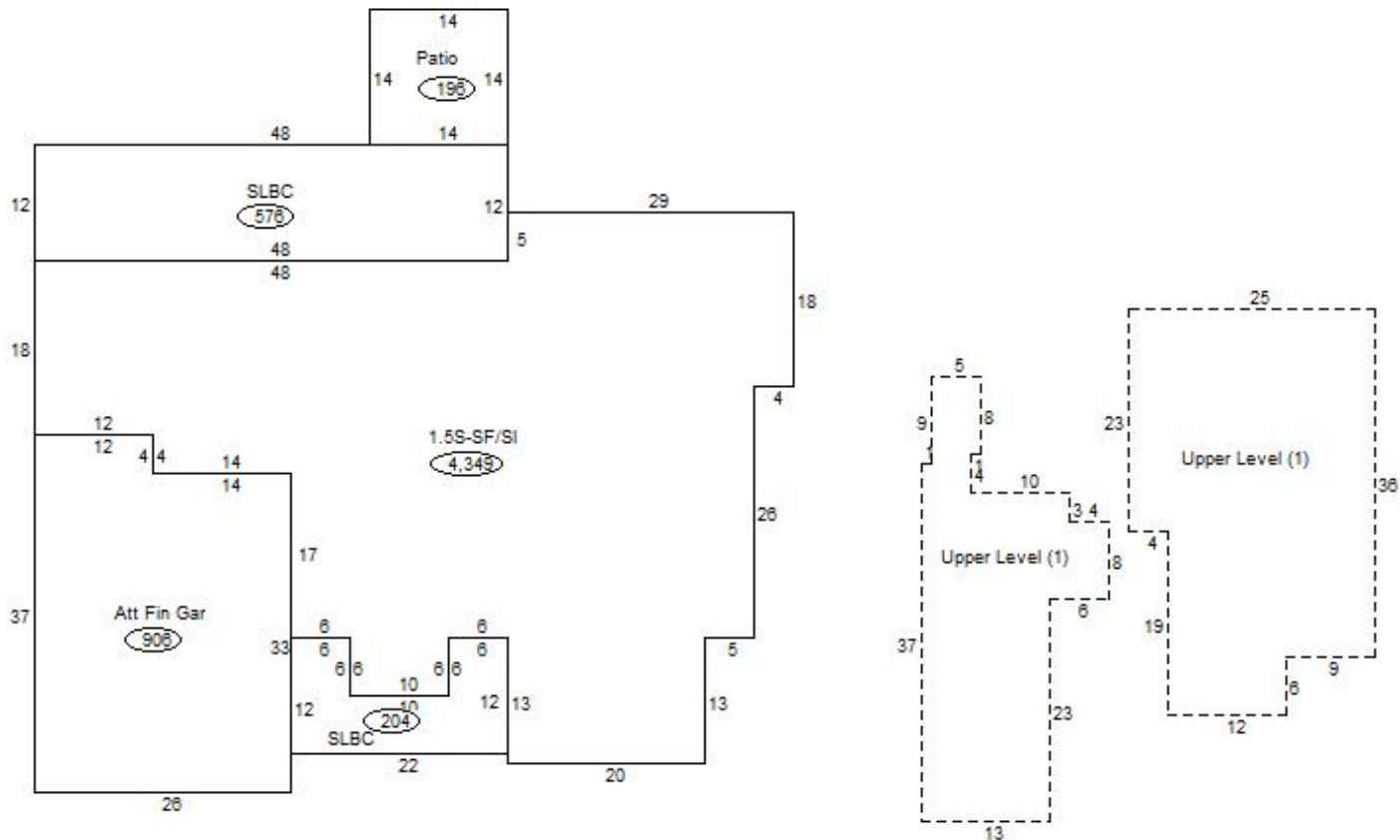
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### Sketch Image

660106490



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,874	1.513	4,349
2	U	^UL		20	Upper Level (1)	555	1.000	555
3	U	^UL		20	Upper Level (1)	920	1.000	920
4	G	5		20	Att Fin Gar	906	1.000	906
5	M	PRCH		20	SLBC	204	1.000	204
6	M	PRCH		20	SLBC	576	1.000	576
7	M	PATO		20	Patio	196	1.000	196
<b>Total Building Area</b>						<b>2,874</b>		<b>4,349</b>