



# 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	660106825			No Image On File					
Parcel ID	20N16E-31-4-00000-001-0000								
Cadastral ID	31-20-16-02720								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	3						
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	338398								
POWERS, TIMOTHY WAYNE & JIMMY TODD POWERS									
10707 E 590 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	7.03 - Acres						
Sec/Twn/Rng	31 / 20 / 16 / 4								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.16329322 -95.64288606				Number Description Opened Closed Amount					
TR DESC 2022-00615 AS BEG 485' W SE/C SW SE; W 339.98'; N 00 03W 558.16'; N88.3512E 825.24'; S00E 327.79'; W 485'; S 250' TO POB LESS TR BEG 824.98' W & 558.16' N SE/C SW SE; E 240'; S 00.03E 170'; W 240'; N00.03W 170' TO POB.)									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	POWERS, J W	01/05/2022	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap		Land Value	144,075	70,700	11%	7,777	Assessed	10,423	1,040.84
Year Frozen		Improvements	36,863	24,053		2,646	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	180,938	94,753		10,423	Total Taxable	10,423	1,041.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106825	POWERS, TIMOTHY WAYNE &			22	166,983	0	9,927	991.00
2024	2024-660106825	POWERS, TIMOTHY WAYNE &			22	164,125	0	9,454	921.00
2023	2023-660106825	POWERS, TIMOTHY WAYNE &			22	162,931	0	9,004	845.00
2022	2022-660106825	POWERS, TIMOTHY WAYNE &			22	162,792	0	8,575	806.00



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	306,227.00 x .47 = 144,075		
Factor Value	0		
Adjustments			
Lot Value	144,075		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	
Total Building Area		Image Date	
Total Base Value		Name	
Modifier Value		Description	
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value	36,863		
Total Improvement Value	36,863		
Land Value	144,075		
Cost Approach Value	180,938		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	36,863
Miscellaneous Income		Land Value	144,075
Effective Gross Income (EGI)		Total Appraised Value	180,938
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			



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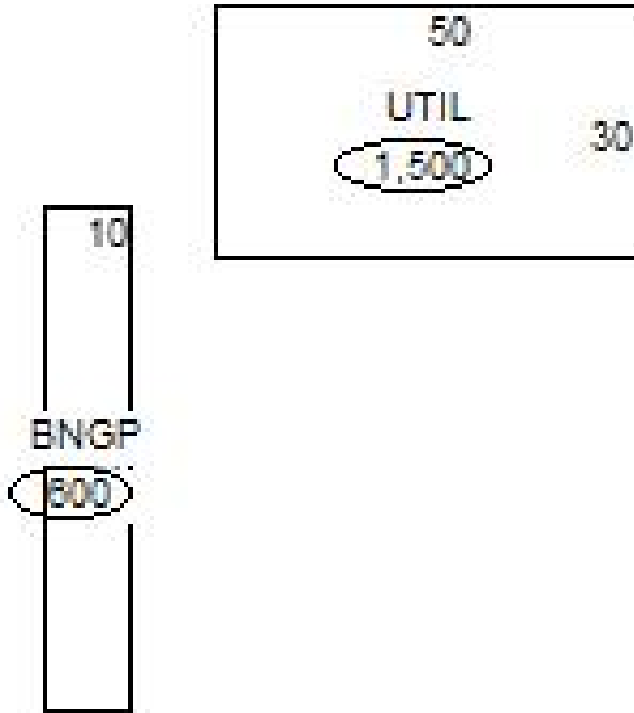
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	BNGP		50	BNGP	600	1.000	600
2	O	UTIL		50	UTIL	1,500	1.000	1,500
<b>Total Building Area</b>								



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	10x60x10	Dirt	Galvanized Metal	600
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b> Base Cost (21.04 x 600)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
				12,624	3,156	9,468
	UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500
	Qual 4	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b> Base Cost (35.81 x 1,500)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
				53,715	26,320	27,395
<b>Total Site Improvement Value</b>						<b>36,863</b>