



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 660110016 Parcel ID 22N16E-01-4-00000-001-0000 Cadastral ID 01-22-16-00810 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 319799 FREEMAN, DONALD L JR & BRITTNEY N 19302 SYCAMORE CIR CATOOSA OK 74015-0000 Parcel Location Situs 15875 E 420 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 1 / 22 / 16 / 4 Neighborhood 6040 - UNPLATTED School District S007 - FOYIL SCHOOLS					<p>660110016_001.JPG 2/19/2026</p>																																																					
Legal Description Lat/Long: 36.41069205 -95.54660804																																																										
TR DESC 2025-003399 AS COMM SE/C SE; S88.2358W 300' TO POB; N01.3602W 41'; N79.5147E 186.69'; N11.5249W 503.55'; N08.0255W 758 89'; S88.1637W 421.06'; S01.3602E 1317.38'; N88.2358E 411.51' TO POB.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 196</td> <td>NEW SFR 2525 SQ FT</td> <td>07/2025</td> <td>02/2026</td> <td>400,000</td> </tr> <tr> <td>S25</td> <td>S26 SPLIT</td> <td>03/2025</td> <td>07/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 196	NEW SFR 2525 SQ FT	07/2025	02/2026	400,000	S25	S26 SPLIT	03/2025	07/2025																																			
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	2,334 / 2,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,334
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	947 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

660110016_001.JPG	2/19/2026
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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	

Cost Approach		Manual : 01/2025	
Base Cost	104.78	Total Misc Impr	+ 25,107
Roofing Adj	+ 5.21	Garage Cost	+ 44,168
Subfloor Adj	+ -3.40	Total RCN	= 368,050
Heat/Cool Adj	+ 14.47	Depreciation (0%)	- 0
Plumbing Adj	+ 6.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 368,050
Adj Base Cost	= 128.01	Lot Value	+ 368,050
Total Area	x 2,334	Indicated Value	= 368,050
Adjusted Cost	= 298,775	Value Per SqFt	157.69

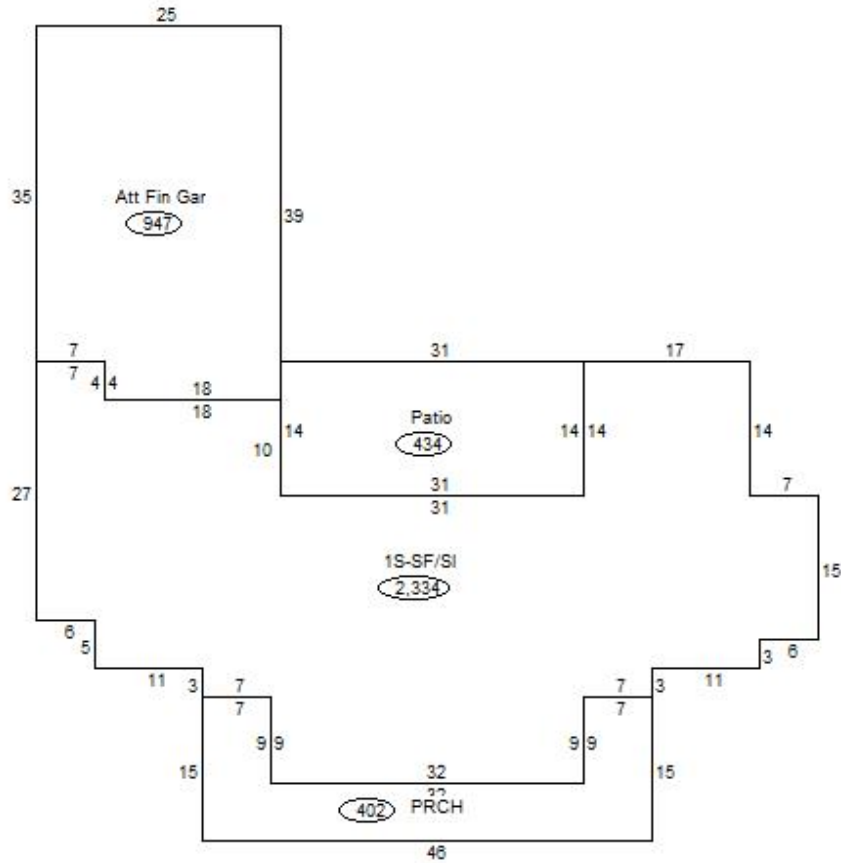
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	368,050		
Lot Value			
Indicated Value	368,050	157.69	Per SqFt
Agland Value	2,695		
Site Improvements	2,726		
Total Value	373,471	160.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194869	402		402	28.15		11,316
PATC	Patio - Covered	194870	31x14		434	16.96		7,361
FPR1	Fireplace - Residential 1 Story		1	2026	1	6,429.63		6,430
SHLT	STORM SHELTER (IN SFR)		1	2026	1	0.00		



Sketch Image

660110016



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,334	1.000	2,334
2	G	5		20	Att Fin Gar	947	1.000	947
3	M	PRCH		20	PRCH	402	1.000	402
4	M	PATC		20	Patio	434	1.000	434
Total Building Area						2,334		2,334



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			800	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 800)	3,408		3,408	682	2,726



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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
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			7.000	166	166	1,159	1,159
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			8.000	192	192	1,536	1,536
NTV PST Totals						15.000			2,695	2,695
Total Agland						15.000			2,695	2,695