



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 660004820 Parcel ID 20N15E-06-3-00000-000-0000 Cadastral ID 06-20-15-00300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 320971 YOUNG-ARNETT, CATRINA PO BOX 800 CATOOSA OK 74015-0000 Parcel Location Situs 04285 E HWY 266 Subdivision Lot/Block / Parcel Size 8.96 - Acres Sec/Twn/Rng 6 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660004820_004.JPG 10/7/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24110843 -95.75710498																																																																																																																									
Legal Description N2 NE SW & SW NE SW LESS 20 ACRES TO CITY OF TULSA ALSO FURTHER DESCRIBED BY BOOK 1754-80 AS A TRBEG 693.3' W OF NE/C OF NE/4 SW/4; TH S'W'ERLY ON L CURVE RAD 1572.4 ARC DIST 238.8; L TH S25.09W 367.7'; TH S13.51W 51'; TH S25.09W 752.20'; N'ERLY 1255' MOL TO NW/C OF					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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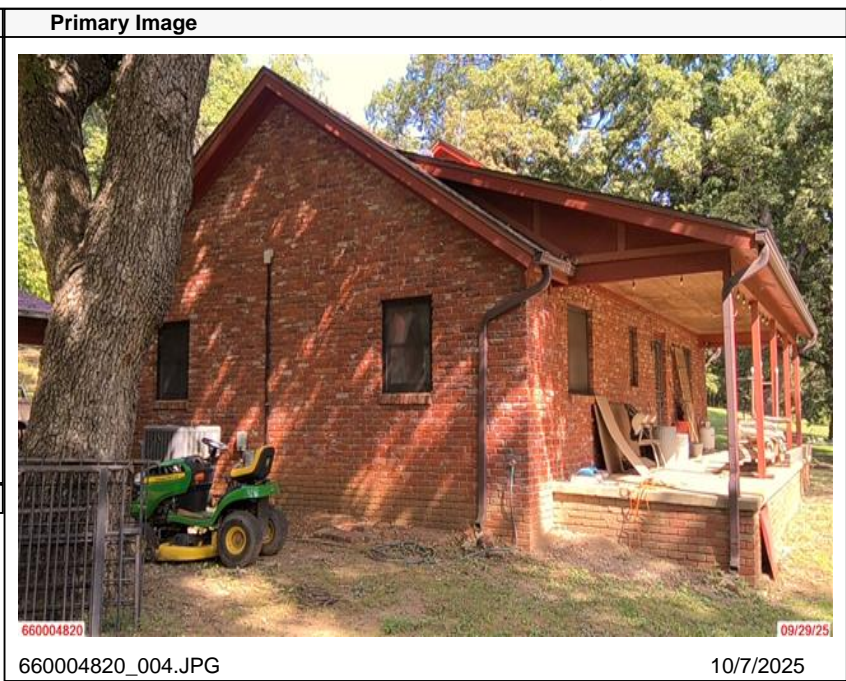
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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	8.96	
Non-Ag Acres	9.313	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	405,672.00 x .30 =	122,109
Factor Value		
Adjustments	1.0000	
Lot Value		122,109



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	104,242	88.64	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	106.39	Total Misc Impr	+	22,622	
Roofing Adj	+ 4.49	Garage Cost	+		
Subfloor Adj	+ -1.17	Total RCN	=	175,573	
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	94,809	
Plumbing Adj	+ 8.88	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	80,764	
Adj Base Cost	= 130.06	Lot Value	+	122,109	
Total Area	x 1,176	Indicated Value	=	202,873	
Adjusted Cost	= 152,951	Value Per SqFt		172.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,764		
Lot Value	122,109		
Indicated Value	202,873	172.51	Per SqFt
Agland Value			
Site Improvements	11,780		
Total Value	214,653	182.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12157	38x8		304	23.24		7,065
PRCH	SLAB PORCH - COVERED	12158	38x12		456	22.94		10,461



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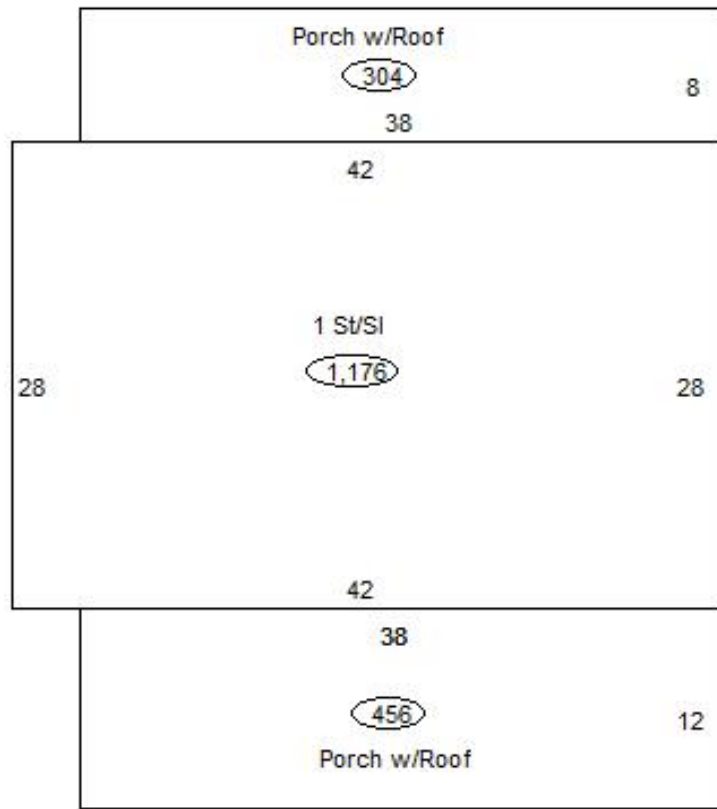
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Sketch Image

660004820



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,176	1.000	1,176
2	M	PRCH		13	SLBC	304	1.000	304
3	M	PRCH		13	SLBC	456	1.000	456
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (27.79 x 96)		2,668		2,668	267	2,401
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360	
	Qual	3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ 100% Func)		RCNLD
	Base Cost (4.61 x 360)		1,660		1,660	1,660	
	UTIL	SHOP BUILDING	18x30x8	Concrete	Composition Shingle	540	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
	Base Cost (29.50 x 540)		15,930		15,930	7,806	8,124
	CPDT	Carport - Detached	22x40x10	Gravel	Formed Metal	880	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.13 x 880)		6,274		6,274	5,019	1,255