




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																			
Account 660005911 Parcel ID 20N15E-07-3-00000-000-0000 Cadastral ID 07-20-15-01600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 275355 PENDERGRAFT, VAUNDA KAY 4712 N 193 E AVE CATOOSA OK 74015-0000 Parcel Location Situs 04712 N 193RD E AVE Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 7 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-6\IMG_0029. 8/10/2021</p>																																																																																																																			
Legal Description Lat/Long: 36.22305061 -95.76076406 N 1 AC OF S 3.275 AC OF N 7.27 5 AC OF W 14.55 AC OF LOT 4																																																																																																																								
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0554 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 45,975.00 x .61 = 28,070 Factor Value Adjustments 1.0000 Lot Value 28,070		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-6\IMG_0029. 8/10/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Frame, Siding, Vinyl 90% Frame, Siding, Woc
Base/Total Area	912 / 1,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	80,141	56.76	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	80.64	Total Misc Impr	+	5,560			
Roofing Adj	+ 2.92	Garage Cost	+				
Subfloor Adj	+ 1.72	Total RCN	=	148,793			
Heat/Cool Adj	+ 10.30	Depreciation (62%)	-	92,252			
Plumbing Adj	+ 5.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	56,541			
Adj Base Cost	= 101.44	Lot Value	+	28,070			
Total Area	x 1,412	Indicated Value	=	84,611			
Adjusted Cost	= 143,233	Value Per SqFt		59.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,541		
Lot Value	28,070		
Indicated Value	84,611	59.92	Per SqFt
Agland Value			
Site Improvements	6,046		
Total Value	90,657	64.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13894	272		272	20.44		5,560



Rogers

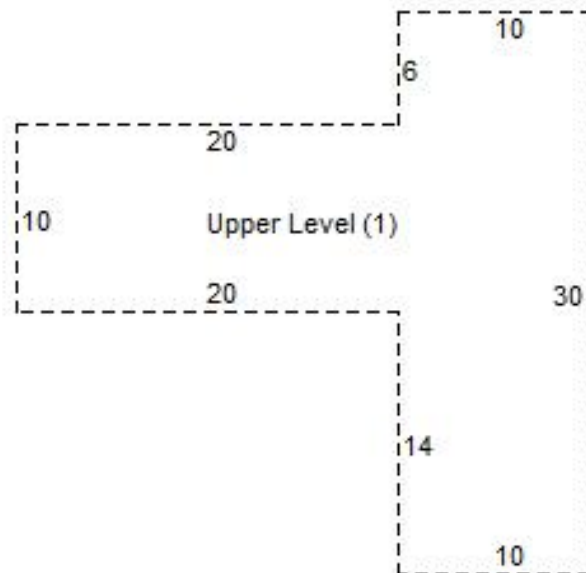
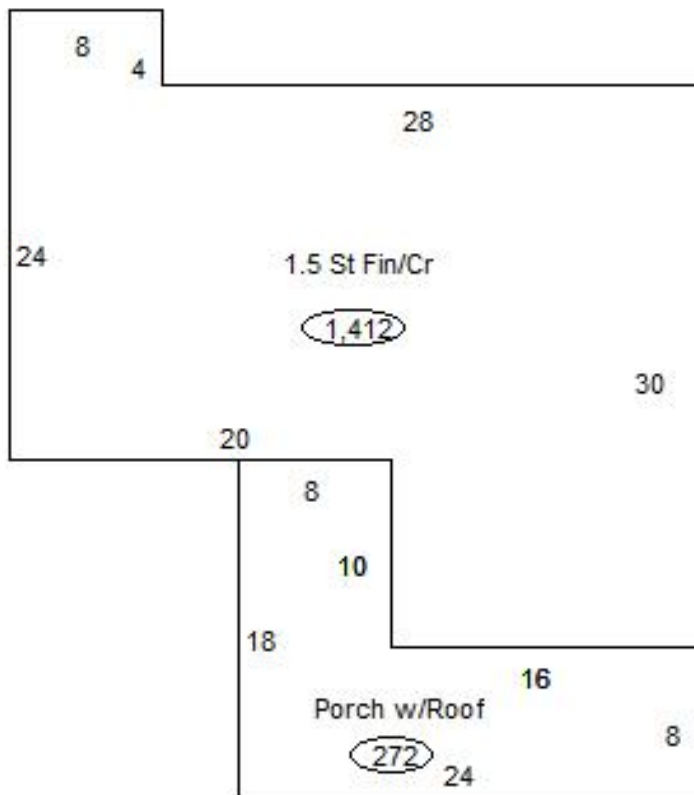
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Sketch Image

660005911



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	912	1.548	1,412
2	M	PRCH		13	SLBC	272	1.000	272
3	U	^UL		13	Upper Level (1)	500	1.000	500
Total Building Area						912		1,412



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x8	Plank	Formed Metal	180
	Qual 4	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (26.95 x 180)	4,851		4,851	485	4,366

	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual 3	Cond 2	Year 2010	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	1,234	1,140

	LOAF	Loafing Shed	8x20x8	Dirt	Galvanized Metal	160
	Qual 3	Cond 3	Year 2009	Eff Age 13		

Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
Base Cost (6.36 x 160)	1,018		1,018	478	540