




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:44:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017180 Parcel ID 000000-00-0-20010-008-0006 Cadastral ID 19-20-15-02020 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 326419 CARLTON, BENJAMIN W 303 N CHEROKEE ST CATOOSA OK 74015-0000 Parcel Location Situs 00303 N CHEROKEE ST Subdivision CATOOSA O T Lot/Block 0006 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-7\IMG_001 10/12/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.19244913 -95.74477399 LOT 6 LESS W 60' BLOCK 8 CATOOSA O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1184 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2688							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	11,709.00 x 3.00 = 35,127							
Factor Value								
Adjustments	1.0000							
Lot Value	35,127							
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-7\IMG_001; 10/12/2021</p>				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test				
Base/Total Area	742 / 742			Adusted R 0.8445				
Style	100% One Story			Indicated Value 46,661 62.89 Per SqFt				
HVAC	100% Warmed & Cooled Air 2 Wall Air Conditioner			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	4 /			Comparables				
Bed/F/H Bath	2 / 1.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 42,779				
Year/Eff Age	1961 / 49			Lot Value 35,127				
Cost Approach				Indicated Value 77,906 104.99 Per SqFt				
Manual : 01/2025				Agland Value				
Base Cost	107.96	Total Misc Impr	+ 3,331	Site Improvements				
Roofing Adj	+ 4.90	Garage Cost	+ 0	Total Value 77,906 104.99 Total Value Per SqFt				
Subfloor Adj	+ 2.86	Total RCN	= 101,854					
Heat/Cool Adj	+ 10.30	Depreciation (58%)	- 59,075					
Plumbing Adj	+ 6.76	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 42,779					
Adj Base Cost	= 132.78	Lot Value	+ 35,127					
Total Area	x 742	Indicated Value	= 77,906					
Adjusted Cost	= 98,523	Value Per SqFt	104.99					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41397	12x4		48	21.14		1,015
CPAT	Carport - Attached	185202	20x12		240	9.65		2,316



Rogers

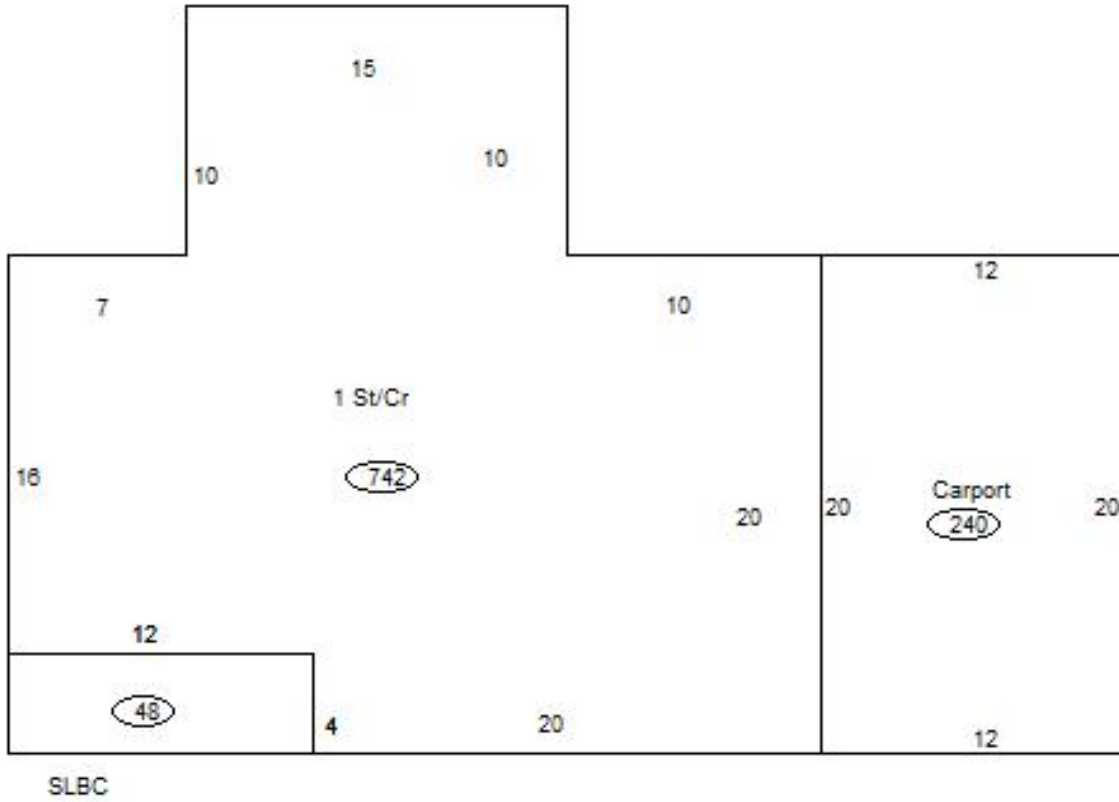
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Sketch Image

660017180



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	48	1.000	48
2	R	1	Crawl	10	1 St/Cr	742	1.000	742
3	M	CPAT		10	Carport	240	1.000	240
Total Building Area						742		742