




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:12:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017204 <b>Parcel ID</b> 000000-00-0-20120-002-0002 <b>Cadastral ID</b> 19-20-15-02260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 286520 CUNNINGHAM, ADAM D &  CHASIDY D 504 W MATTHEW ST CATOOSA OK 74015-0000					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0064. 9/7/2021</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00504 W MATTHEW ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1189 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.19445279 -95.75468720					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2035 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,865.00 x 6.35 = 56,293 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,293		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0064. 9/7/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,500 / 1,500
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,500
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	175,484	116.99	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	188,940		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.54	<b>Total Misc Impr</b>	+ 6,759				
<b>Roofing Adj</b>	+ 4.51	<b>Garage Cost</b>	+ 15,166				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 210,550				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 27%)</b>	- 56,849				
<b>Plumbing Adj</b>	+ 9.38	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 153,701				
<b>Adj Base Cost</b>	= 125.75	<b>Lot Value</b>	+ 56,293				
<b>Total Area</b>	x 1,500	<b>Indicated Value</b>	= 209,994				
<b>Adjusted Cost</b>	= 188,625	<b>Value Per SqFt</b>	140.00				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	153,701		
<b>Lot Value</b>	56,293		
<b>Indicated Value</b>	209,994	140.00	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	209,994	140.00	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	41498	3x3		9	24.24	218
PRCH	SLAB PORCH - COVERED	41499	10x6		60	24.08	1,445



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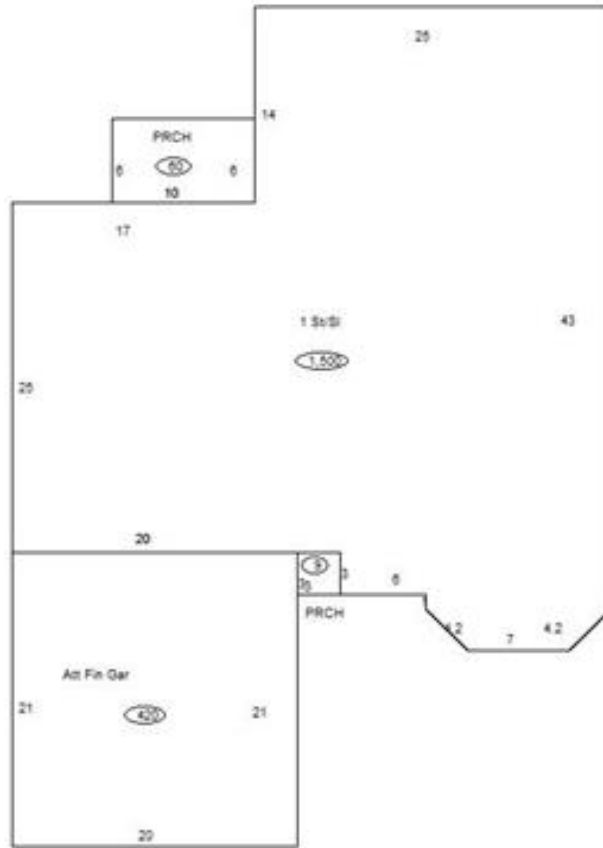
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Sketch Image

660017204



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,500	1.000	1,500
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	9	1.000	9
4	M	PRCH		10	PRCH	60	1.000	60
<b>Total Building Area</b>						<b>1,500</b>		<b>1,500</b>