



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:28:03  
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Assessment Data					Primary Image									
Account	660017264				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-13\IMG_002I 9/14/2021</p>									
Parcel ID	000000-00-0-20120-003-0007													
Cadastral ID	19-20-15-02860													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	268681													
YODER, SUSAN														
520 W DENNY ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	00520 W DENNY ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0007 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	19 / 20 / 15 / 5													
Neighborhood	1189 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19351156 -95.75412357														
LOT 7 BLOCK 3 SHADOW VALLEY														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1116/516	GLOVER PROPERTIES, INC C/O-DEA	06/08/1998	74,000	Yes										
1063/877	DILLION, VICKY J.	05/06/1997	368,000	No										
893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	1999	Land Value	56,566	34,615	11%	3,808	Assessed	13,655 1,456.44						
Year Frozen	2022	Improvements	146,283	89,515		9,847	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -106.00						
TIF Project ID	0	Total Value	202,849	124,130		13,655	Total Taxable	12,655 1,350.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017264	YODER, SUSAN	1	186,482	1000	12,654	1,350.00							
2024	2024-660017264	YODER, SUSAN	1	195,626	1000	12,654	1,335.00							
2023	2023-660017264	YODER, SUSAN	1	125,167	1000	12,654	1,299.00							
2022	2022-660017264	YODER, SUSAN	1	128,130	1000	12,654	1,270.00							
2021	2021-660017264	YODER, SUSAN	1	120,515	1000	12,257	1,078.00							
2020	2020-660017264	YODER, SUSAN	1	119,843	1000	11,941	1,058.00							
2019	2019-660017264	YODER, SUSAN	1	114,567	1000	11,564	1,038.00							
2018	2018-660017264	YODER, SUSAN	1	112,456	1000	11,198	1,000.00							
2017	2017-660017264	YODER, SUSAN	1	111,620	1000	10,843	979.00							
2016	2016-660017264	YODER, SUSAN	1	108,945	1000	10,499	934.00							
2015	2015-660017264	YODER, SUSAN	1	106,388	1000	10,164	908.00							
2014	2014-660017264	YODER, SUSAN	1	102,174	1000	9,838	890.00							
2013	2013-660017264	YODER, SUSAN	1	96,150	1000	9,523	852.00							



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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> 0.2045 <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> 8,908.00 x 6.35 = 56,566 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,566		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,244 / 1,244
<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>	1,244
<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 / 17

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	159,780	128.44	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>	155,450		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.75	<b>Total Misc Impr</b>	+ 7,088				
<b>Roofing Adj</b>	+ 4.61	<b>Garage Cost</b>	+ 15,166				
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	= 185,168				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 21%)</b>	- 38,885				
<b>Plumbing Adj</b>	+ 11.32	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 146,283				
<b>Adj Base Cost</b>	= 130.96	<b>Lot Value</b>	+ 56,566				
<b>Total Area</b>	x 1,244	<b>Indicated Value</b>	= 202,849				
<b>Adjusted Cost</b>	= 162,914	<b>Value Per SqFt</b>	163.06				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	146,283		
<b>Lot Value</b>	56,566		
<b>Indicated Value</b>	202,849	163.06	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	202,849	163.06	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	41720	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	41721	12x12		144	10.47		1,508



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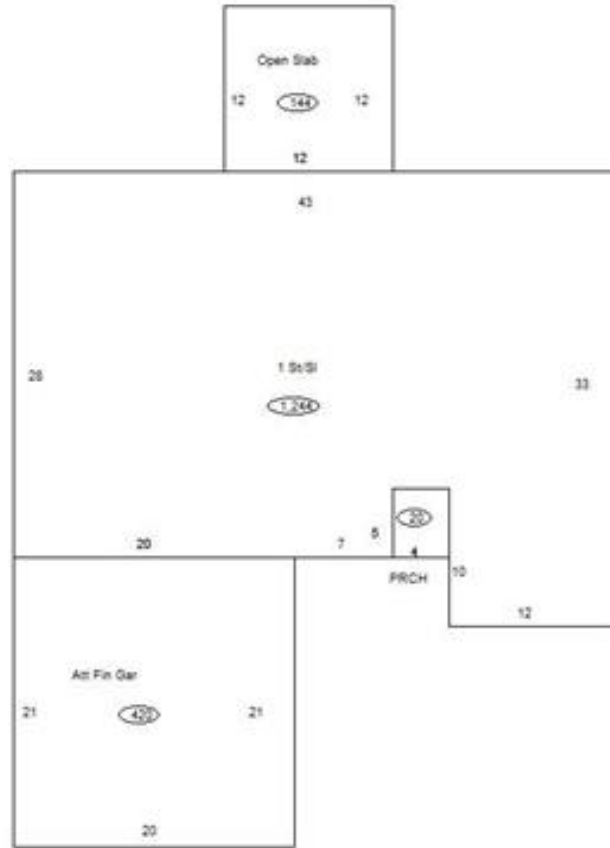
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Sketch Image

660017264



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,244	1.000	1,244
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	20	1.000	20
4	M	PATO		10	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>1,244</b>		<b>1,244</b>