



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:41:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017272 <b>Parcel ID</b> 000000-00-0-20120-003-0015 <b>Cadastral ID</b> 19-20-15-02940 <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> 186194 BORST, MARK A & NELDA M  216 N JEFFREY CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00216 N JEFFERY ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0015 / 0003 <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					<p>\\\\tsclient\\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-14\IMG_001! 9/14/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.19322765 -95.75276463																																																																																																																									
<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 colspan="5"> </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> 0.1996 <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> 8,697.00 x 6.35 = 55,226 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,226		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	5.5 - Very Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Plywood or Ha
<b>Base/Total Area</b>	1,248 / 1,248
<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>	1,248
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 18

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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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	113,064	90.60	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>	122,650		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.32	<b>Total Misc Impr</b>	+ 7,707				
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 160,612				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 22%)</b>	- 35,335				
<b>Plumbing Adj</b>	+ 4.47	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 125,277				
<b>Adj Base Cost</b>	= 122.52	<b>Lot Value</b>	+ 55,226				
<b>Total Area</b>	x 1,248	<b>Indicated Value</b>	= 180,503				
<b>Adjusted Cost</b>	= 152,905	<b>Value Per SqFt</b>	144.63				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	125,277		
<b>Lot Value</b>	55,226		
<b>Indicated Value</b>	180,503	144.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	9,774		
<b>Total Value</b>	190,277	152.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41751	16x4		64	24.07		1,540
PRCH	SLAB PORCH - COVERED	41752	22x12		264	23.36		6,167



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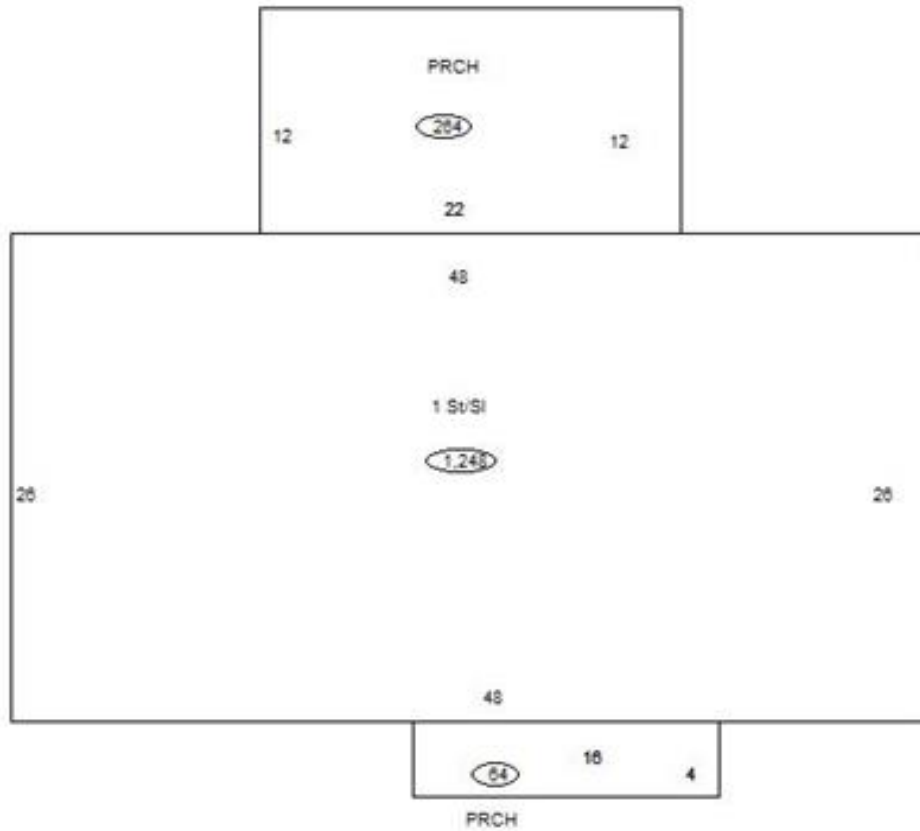
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### Sketch Image

660017272



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,248	1.000	1,248
2	M	PRCH		10	PRCH	64	1.000	64
3	M	PRCH		10	PRCH	264	1.000	264
<b>Total Building Area</b>						1,248		1,248



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x20x6	Plank	Composition Shingle	200
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (23.63 x 200)		4,726		4,726	473	4,253
SHDS	Shed - Small		6x12x6	Plank	Composition Shingle	72
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (30.91 x 72)		2,226		2,226	223	2,003
SHDS	Shed - Small		10x16x8	Plank	Composition Shingle	160
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (24.52 x 160)		3,923		3,923	1,452	2,471
SHDS	Shed - Small		8x12x8	Concrete	Composition Shingle	96
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.60 x 96)		2,554		2,554	1,507	1,047