



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:33
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017281 Parcel ID 000000-00-0-20120-003-0024 Cadastral ID 19-20-15-03030 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 282044 COUSENS, DARIN L & DANELLE L 203 CHIEF STAN WAITE DR CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 00203 CHIEF STAND WATIE DR Subdivision SHADOW VALLEY Lot/Block 0024 / 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: 36.19209627 -95.75322758 LOT 24 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1918							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	8,355.00 x 6.35 = 53,054							
Factor Value								
Adjustments	1.0000							
Lot Value	53,054							
Residential Data								
Type	1 Single Family Residence							
Condition	3.5 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	936 / 936							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	936							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.5 /							
Basement Area								
Garage Type	312 Attached Garage - Finished							
Remodel								
Year/Eff Age	1982 / 30							
Cost Approach								
Manual : 01/2025								
Base Cost	113.66	Total Misc Impr	+	3,447				
Roofing Adj	+ 4.80	Garage Cost	+	12,321				
Subfloor Adj	+ -1.23	Total RCN	=	145,451				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	58,180				
Plumbing Adj	+ 9.85	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	87,271				
Adj Base Cost	= 138.55	Lot Value	+	53,054				
Total Area	x 936	Indicated Value	=	140,325				
Adjusted Cost	= 129,683	Value Per SqFt		149.92				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	113,953	121.74	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	2							
Indicated Value	115,120	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	87,271							
Lot Value	53,054							
Indicated Value	140,325	149.92	Per SqFt					
Agland Value								
Site Improvements								
Total Value	140,325	149.92	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41782	12x10		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	41783	6x4		24	24.19		581

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Rogers

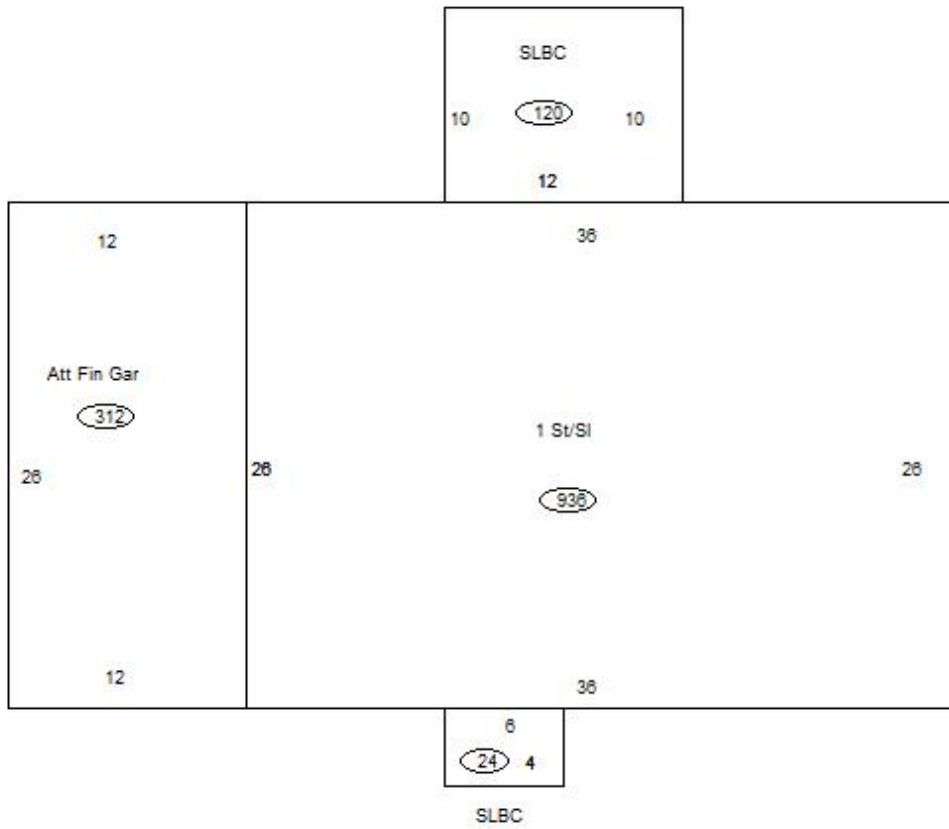
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Sketch Image

660017281



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	936	1.000	936
2	G	5		10	Att Fin Gar	312	1.000	312
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						936		936