



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:42:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017304 <b>Parcel ID</b> 000000-00-0-20120-005-0002 <b>Cadastral ID</b> 19-20-15-03260 <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> 343995 JOHNSON, AMANDA RENEE  511 W RYAN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00511 W RYAN ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0002 / 0005 <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> Lat/Long: 36.19679530 -95.75528536																																																																																																																									
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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1889	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,228.00 x 6.35 = 52,248	
Factor Value		
Adjustments	1.3718	
Lot Value	71,675	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,161 / 1,161
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,161
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	136,450	117.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	153,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.73	Total Misc Impr	+	7,133			
Roofing Adj	+ 4.81	Garage Cost	+	14,109			
Subfloor Adj	+ -1.24	Total RCN	=	183,654			
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	77,135			
Plumbing Adj	+ 12.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,519			
Adj Base Cost	= 139.89	Lot Value	+	71,675			
Total Area	x 1,161	Indicated Value	=	178,194			
Adjusted Cost	= 162,412	Value Per SqFt		153.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,519		
Lot Value	71,675		
Indicated Value	178,194	153.48	Per SqFt
Agland Value			
Site Improvements	653		
Total Value	178,847	154.05	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	41870		5x2	10	24.24		242
PATO	SLAB PORCH - OPEN	41871		22x8	176	10.20		1,795



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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,161	1.000	1,161
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	PRCH	10	1.000	10
4	M	PATO		10	Open Slab	176	1.000	176
<b>Total Building Area</b>						<b>1,161</b>		<b>1,161</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x6x4	Plank	Galvanized Metal	60
	Qual	2	Cond 3	Year	2000	Eff Age 20

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (26.54 x 60)	1,592		1,592	939	653