



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																				
Account 660017306 Parcel ID 000000-00-0-20120-005-0004 Cadastral ID 19-20-15-03280 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 322380 BELL, KYLIE & ANDREW 507 W RYAN ST CATOOSA OK 74015-0000 Parcel Location Situs 00507 W RYAN ST Subdivision SHADOW VALLEY Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																									
Legal Description Lot/Long: 36.19679876 -95.75484849 LOT 4 BLOCK 5 SHADOW VALLEY																																																																																									
Exemptions					Building Permits																																																																																				
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																
2025	2025-660017306	BELL, KYLIE & ANDREW			1	165,875	0	14,643	1,562.00																																																																																
2024	2024-660017306	BELL, KYLIE & ANDREW			1	173,974	0	13,946	1,471.00																																																																																
2023	2023-660017306	BELL, KYLIE & ANDREW			1	120,739	0	13,281	1,363.00																																																																																
2022	2022-660017306	BELL, KYLIE & ANDREW			1	115,975	0	12,757	1,281.00																																																																																
2021	2021-660017306	BELL, KYLIE & ANDREW			1	116,724	0	12,840	1,130.00																																																																																
2020	2020-660017306	BELL, KYLIE & ANDREW			1	116,252	0	12,788	1,133.00																																																																																
2019	2019-660017306	BELL, KYLIE & ANDREW			1	111,219	0	12,234	1,099.00																																																																																
2018	2018-660017306	BELL, KYLIE & ANDREW			1	111,545	0	12,270	1,095.00																																																																																
2017	2017-660017306	BELL, KYLIE & ANDREW			1	115,309	0	12,684	1,145.00																																																																																
2016	2016-660017306	STRADER, JOHN &			1	112,526	0	12,378	1,101.00																																																																																
2015	2015-660017306	STRADER, JOHN &			1	111,011	0	12,211	1,091.00																																																																																
2014	2014-660017306	STRADER, JOHN &			1	105,991	0	11,047	999.00																																																																																
2013	2013-660017306	JPMORGAN CHASE BANK NA			1	100,893	0	10,521	942.00																																																																																



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1812 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,892.00 x 6.35 = 50,114 Factor Value Adjustments 1.0000 Lot Value 50,114		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Vinyl
Base/Total Area	1,270 / 1,270
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,270
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 26

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_006: 9/15/2021	
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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	153,345	120.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	180,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.43	Total Misc Impr	+	7,700			
Roofing Adj	+ 4.68	Garage Cost	+	15,646			
Subfloor Adj	+ -1.21	Total RCN	=	192,840			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	67,494			
Plumbing Adj	+ 11.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,346			
Adj Base Cost	= 133.46	Lot Value	+	50,114			
Total Area	x 1,270	Indicated Value	=	175,460			
Adjusted Cost	= 169,494	Value Per SqFt		138.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,346		
Lot Value	50,114		
Indicated Value	175,460	138.16	Per SqFt
Agland Value			
Site Improvements	1,425		
Total Value	176,885	139.28	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	41878	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	41879	98		98	10.86		1,064



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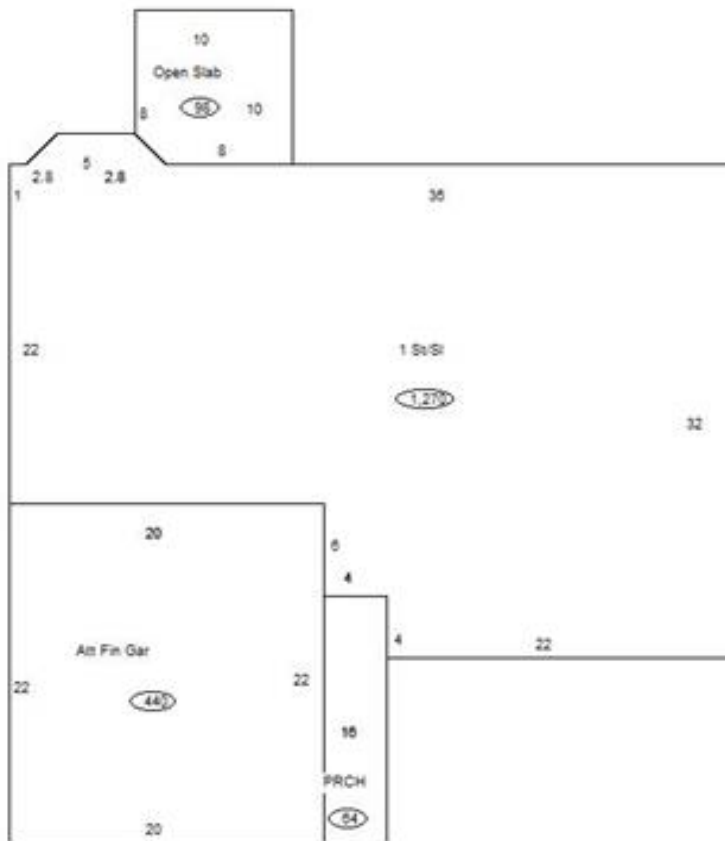
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Sketch Image

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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	1,270	1.000	1,270
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	PRCH	64	1.000	64
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,270		1,270



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x8x6	Plank	Composition Shingle	112
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (26.51 x 112)	2,969		2,969	1,544
				1,425