



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:42:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017312 Parcel ID 000000-00-0-20120-006-0003 Cadastral ID 19-20-15-03340 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 283763 EDWARDS, STACY & DAVID EDWARDS & KELCIE HUGHES 504 W RYAN ST CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 00504 W RYAN ST Subdivision SHADOW VALLEY Lot/Block 0003 / 0006 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: 36.19634729 -95.75436546 LOT 3 BLOCK 6 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	0.1621	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,063.00 x 6.35 = 44,850	
Factor Value		
Adjustments	1.0000	
Lot Value	44,850	

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, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,371 / 1,371
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,371
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	161,763	117.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	172,170 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,568		
Lot Value	44,850		
Indicated Value	185,418	135.24	Per SqFt
Agland Value			
Site Improvements	1,140		
Total Value	186,558	136.07	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.78	Total Misc Impr	+	8,910			
Roofing Adj	+ 4.62	Garage Cost	+	15,166			
Subfloor Adj	+ -1.22	Total RCN	=	200,812			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	60,244			
Plumbing Adj	+ 10.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,568			
Adj Base Cost	= 128.91	Lot Value	+	44,850			
Total Area	x 1,371	Indicated Value	=	185,418			
Adjusted Cost	= 176,736	Value Per SqFt		135.24			

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	41904		97	97	23.96		2,324
PATO	SLAB PORCH - OPEN	41905		142	142	10.49		1,490



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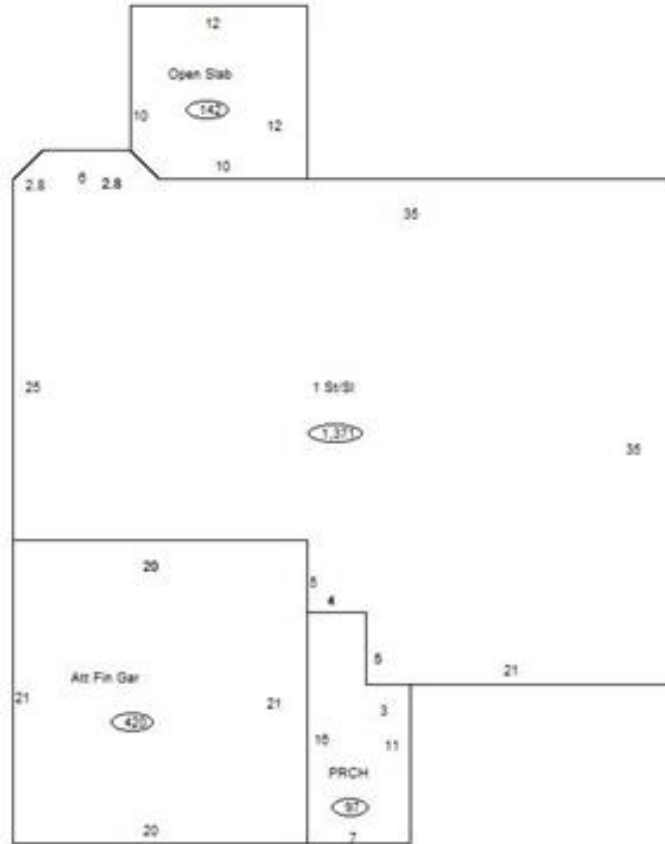
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Sketch Image

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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	1,371	1.000	1,371
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	97	1.000	97
4	M	PATO		10	Open Slab	142	1.000	142
Total Building Area						1,371		1,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	3	Cond	3	Year	2005
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	1,234
				1,140