




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:22:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017313 Parcel ID 000000-00-0-20120-006-0004 Cadastral ID 19-20-15-03350 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 275055 BRUCE, JAMES TODD 4361 E 130 PL N SKIATOOK OK 74070-0000 Parcel Location Situs 00502 W RYAN ST Subdivision SHADOW VALLEY Lot/Block 0004 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_008! 9/15/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.19636232 -95.75416081 LOT 4 BLOCK 6 SHADOW VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1857	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,090.00 x 6.35 = 51,372	
Factor Value		
Adjustments	1.0000	
Lot Value	51,372	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Plywood or Hardt
Base/Total Area	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,280
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 26



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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	152,623	119.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	165,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.76	Total Misc Impr	+	3,934			
Roofing Adj	+ 4.67	Garage Cost	+	15,678			
Subfloor Adj	+ -1.21	Total RCN	=	193,295			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	67,653			
Plumbing Adj	+ 11.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,642			
Adj Base Cost	= 135.69	Lot Value	+	51,372			
Total Area	x 1,280	Indicated Value	=	177,014			
Adjusted Cost	= 173,683	Value Per SqFt		138.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,642		
Lot Value	51,372		
Indicated Value	177,014	138.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,014	138.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41908	166		166	23.70		3,934



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Sketch Image

660017313



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,280	1.000	1,280
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	PRCH	166	1.000	166
Total Building Area						1,280		1,280