



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660017334 Parcel ID 000000-00-0-20120-007-0003 Cadastral ID 19-20-15-03560 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 101304 PETERSON, DONALD F & JANET S 23625 S 4150 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 00319 N JOANNA ST Subdivision SHADOW VALLEY Lot/Block 0003 / 0007 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: 36.19653294 -95.75368264 LOT 3 BLOCK 7 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 0.1785 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,775.00 x 6.35 = 49,371 Factor Value Adjustments 1.0000 Lot Value 49,371		

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, Siding, Wood
Base/Total Area	1,178 / 1,178
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,178
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 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	137,311	116.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	169,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.45	Total Misc Impr	+	6,254			
Roofing Adj	+ 4.78	Garage Cost	+	14,109			
Subfloor Adj	+ -1.23	Total RCN	=	179,746			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	75,493			
Plumbing Adj	+ 7.83	Lump Sums	+	2,962			
Basement Adj	+ 0.00	RCNLD	=	107,215			
Adj Base Cost	= 135.30	Lot Value	+	49,371			
Total Area	x 1,178	Indicated Value	=	156,586			
Adjusted Cost	= 159,383	Value Per SqFt		132.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,215		
Lot Value	49,371		
Indicated Value	156,586	132.93	Per SqFt
Agland Value			
Site Improvements	1,459		
Total Value	158,045	134.16	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	41992	8x6		48	24.12		1,158
WODO	Wood Deck - Open	41993	12x10		120	24.68		2,962



Rogers

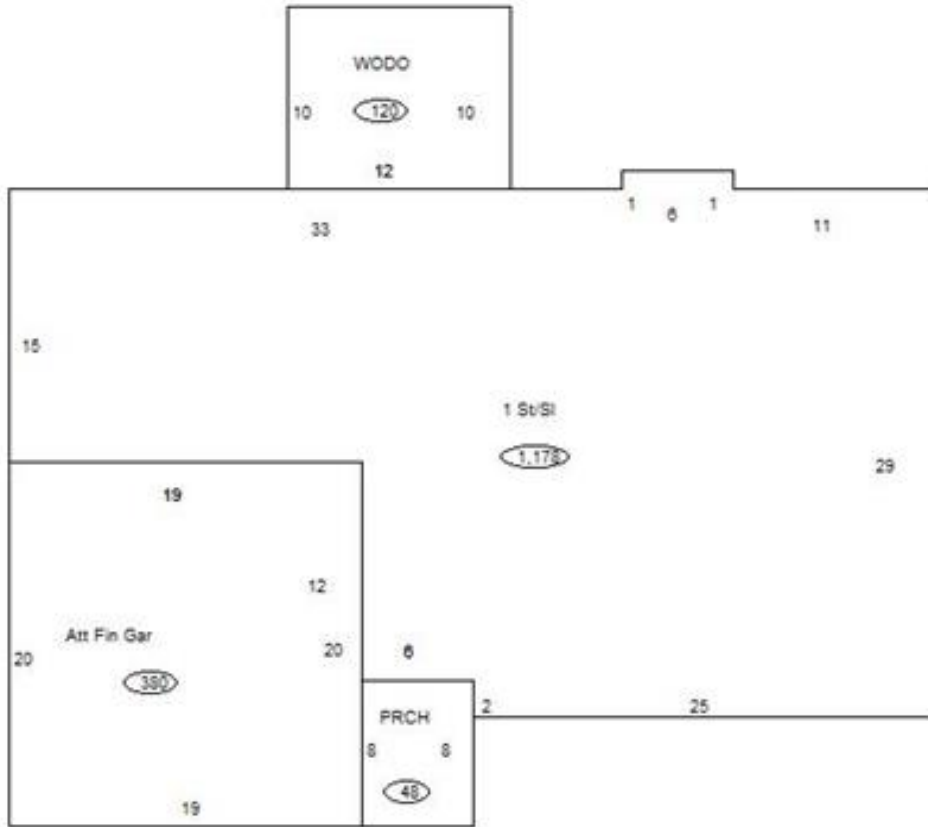
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Sketch Image

660017334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,178	1.000	1,178
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	PRCH	48	1.000	48
4	M	WODO		10	WODO	120	1.000	120
Total Building Area						1,178		1,178



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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

LNT0	Lean To - Attached	9x9x5	Dirt	Composition Shingle	81
Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (9.85 x 81) 798			798 479	319