




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	660017352				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_006 9/21/2021</p>									
Parcel ID	000000-00-0-20120-007-0021													
Cadastral ID	19-20-15-03740													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	337680													
DYAS, JOHN														
403 W MATTHEW CATOOSA OK 74015-0000														
Parcel Location														
Situs	00403 W MATTHEW ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0021 / 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 Lat/Long: 36.19494299 -95.75143292														
Building Permits														
LOT 21 BLOCK 7 SHADOW VALLEY														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	BRADFORD, MATTHEW G &	03/13/2022	178,000	YES					
					2548/66	WATKINS, STEVEN P &	04/21/2016	112,000	YES					
					960/688	SELLER	06/20/1994	0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2023	Land Value	71,080	71,080	11%	7,819	Assessed	19,785	2,110.27					
Year Frozen	0	Improvements	108,773	108,773		11,966	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	179,853	179,853		19,785	Total Taxable	18,785	2,004.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017352	DYAS, JOHN	1	175,053	1000	18,256	1,947.00							
2024	2024-660017352	DYAS, JOHN	1	178,000	1000	18,580	1,960.00							
2023	2023-660017352	DYAS, JOHN	1	178,000	1000	18,580	1,907.00							
2022	2022-660017352	DYAS, JOHN	1	116,738	0	12,841	1,289.00							
2021	2021-660017352	BRADFORD, MATTHEW G &	1	117,838	0	12,962	1,140.00							
2020	2020-660017352	BRADFORD, MATTHEW G &	1	118,475	0	13,032	1,154.00							
2019	2019-660017352	BRADFORD, MATTHEW G &	1	113,287	0	12,462	1,119.00							
2018	2018-660017352	BRADFORD, MATTHEW G &	1	113,451	0	12,480	1,114.00							
2017	2017-660017352	BRADFORD, MATTHEW G &	1	112,545	0	12,380	1,118.00							
2016	2016-660017352	BRADFORD, MATTHEW G &	1	105,564	1000	8,586	764.00							
2015	2015-660017352	WATKINS, STEVEN P &	1	103,662	1000	8,307	742.00							
2014	2014-660017352	WATKINS, STEVEN P &	1	99,533	1000	8,036	727.00							
2013	2013-660017352	WATKINS, STEVEN P &	1	93,800	1000	7,773	696.00							




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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2141 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,328.00 x 6.35 = 59,233 Factor Value Adjustments 1.2000 Lot Value 71,080		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_006 9/21/2021</p>

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, Vinyl
Base/Total Area	1,180 / 1,180
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,180
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	138,404	117.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	196,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.31	Total Misc Impr	+	6,620			
Roofing Adj	+ 4.78	Garage Cost	+	14,109			
Subfloor Adj	+ -1.23	Total RCN	=	185,056			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	77,724			
Plumbing Adj	+ 11.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	107,332			
Adj Base Cost	= 139.26	Lot Value	+	71,080			
Total Area	x 1,180	Indicated Value	=	178,412			
Adjusted Cost	= 164,327	Value Per SqFt		151.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,332		
Lot Value	71,080		
Indicated Value	178,412	151.20	Per SqFt
Agland Value			
Site Improvements	1,441		
Total Value	179,853	152.42	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	42065	5x2		10	24.24		242
PATO	SLAB PORCH - OPEN	42066	12x10		120	10.68		1,282



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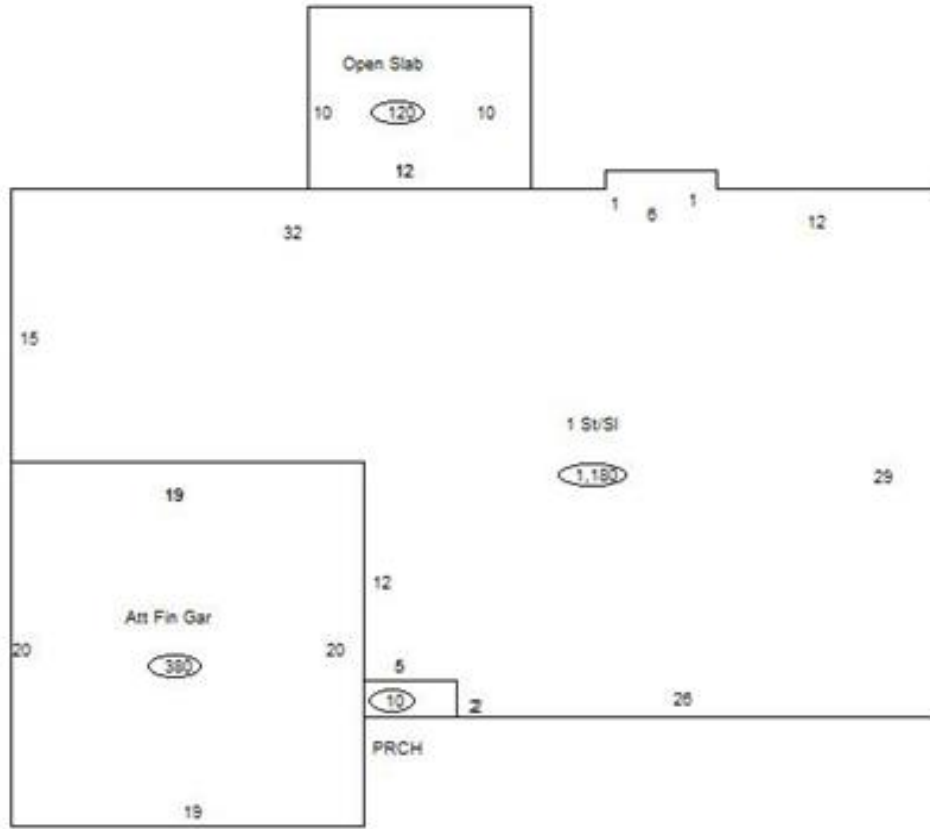
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Sketch Image

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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/Sl	1,180	1.000	1,180
2	M	PRCH		10	PRCH	10	1.000	10
3	M	PATO		10	Open Slab	120	1.000	120
4	G	5	Slab	10	Att Fin Gar	380	1.000	380
Total Building Area						1,180		1,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x5	Plank	Composition Shingle	96
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,227
				1,441