



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017362 <b>Parcel ID</b> 20N15E-19-4-00000-000-0000 <b>Cadastral ID</b> 19-20-15-04900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 344993 MASHBURN, CHRISTOPHER WAYNE & BRANDY SOONER MASHBURN  307 W WATKINS ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00307 W WATKINS ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .28 - Acres <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-22\IMG_000' 9/22/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.19266948 -95.74904286																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.28 <b>Non-Ag Acres</b> 0.3079 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 13,411.00 x .80 = 10,729 <b>Factor Value</b> <b>Adjustments</b> 9.9035 <b>Lot Value</b> 106,255		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,030 / 1,030
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	276 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1969 / 20

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-22\IMG\_000 9/22/2021

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	93,637	90.91	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	97.05	<b>Total Misc Impr</b>	+	3,967	
<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+	7,640	
<b>Subfloor Adj</b>	+ 2.51	<b>Total RCN</b>	=	134,167	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 27%)</b>	-	36,225	
<b>Plumbing Adj</b>	+ 4.86	<b>Lump Sums</b>	+	8,322	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	106,264	
<b>Adj Base Cost</b>	= 118.99	<b>Lot Value</b>	+	106,255	
<b>Total Area</b>	x 1,030	<b>Indicated Value</b>	=	212,519	
<b>Adjusted Cost</b>	= 122,560	<b>Value Per SqFt</b>		206.33	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	106,264		
<b>Lot Value</b>	106,255		
<b>Indicated Value</b>	212,519	206.33	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,576		
<b>Total Value</b>	214,095	207.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42075	12x7		84	21.03		1,767
WODO	Wood Deck - Open	42076	16x9		144	22.18		3,194
WODC	Wood Deck - Covered	184917	16x8		128	40.06		5,128
CPAT	Carport - Attached	184920	19x12		228	9.65		2,200



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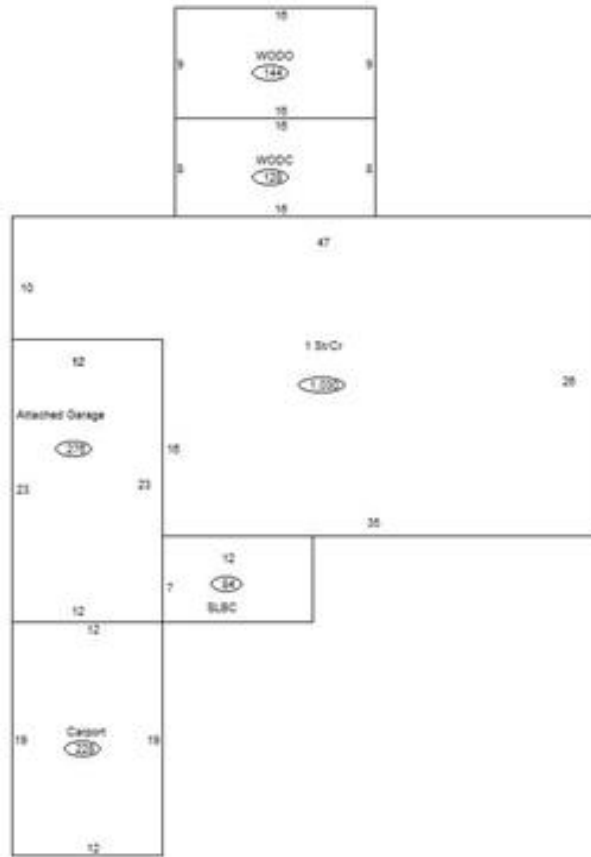
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,030	1.000	1,030
2	G	1		10	Attached Garage	276	1.000	276
3	M	PRCH		10	SLBC	84	1.000	84
4	M	WODO		10	WODO	144	1.000	144
5	M	WODC		10	WODC	128	1.000	128
6	M	CPAT		10	Carport	228	1.000	228
<b>Total Building Area</b>						<b>1,030</b>		<b>1,030</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x6	Plank	Composition Shingle	128
	Qual	3	Cond	3	Year	2005
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (25.65 x 128)	3,283		3,283	1,707
				1,576