



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:07:42
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660017414 Parcel ID 000000-00-0-00681-001-0004 Cadastral ID 19-20-16-01230 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 335660 ALLEN, DANA L 10220 E PORT RD CATOOSA OK 74015-0000 Parcel Location Situs 10220 E PORT RD Subdivision RIVER PORT RANCH Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660017414 10/31/25</p> <p>660017414_001.JPG 11/5/2025</p>																																																																																																																			
Legal Description Lot/Long: 36.19187428 -95.65117345 LOT 4 BLOCK 1 RIVER PORT RANCH																																																																																																																								
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9682	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,177.00 x 1.35 = 56,939	
Factor Value		
Adjustments	1.0000	
Lot Value	56,939	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,392
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

660017414	10/31/25
660017414_001.JPG	11/5/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,507	145.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	202,230		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.45	Total Misc Impr	+	2,371			
Roofing Adj	+ 5.57	Garage Cost	+	22,280			
Subfloor Adj	+ -2.31	Total RCN	=	202,117			
Heat/Cool Adj	+ 12.64	Depreciation (25%)	-	50,529			
Plumbing Adj	+ 11.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	151,588			
Adj Base Cost	= 127.49	Lot Value	+	56,939			
Total Area	x 1,392	Indicated Value	=	208,527			
Adjusted Cost	= 177,466	Value Per SqFt		149.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,588		
Lot Value	56,939		
Indicated Value	208,527	149.80	Per SqFt
Agland Value			
Site Improvements	2,628		
Total Value	211,155	151.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	119213	24x10		240	9.88		2,371



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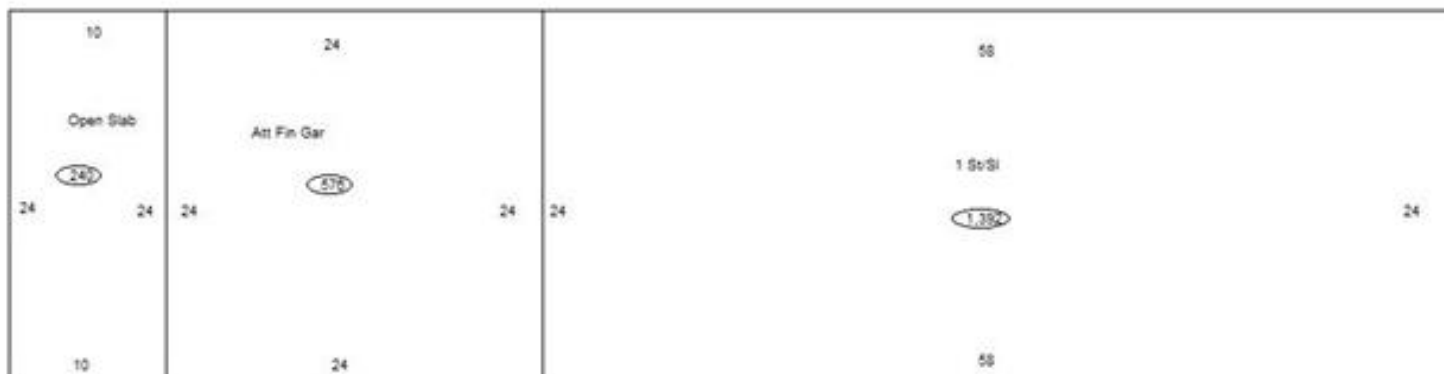
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Sketch Image

660017414



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,392	1.000	1,392
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						1,392		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140	
	Qual	2	Cond 3	Year	2024	Eff Age	2
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (20.86 x 140)	2,920		2,920	292	2,628