




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:06
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Assessment Data					Primary Image																																																																																																																			
Account 660017421 Parcel ID 000000-00-0-00681-001-0011 Cadastral ID 19-20-16-01300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 276605 RODRIGUEZ, STEVEN L & TAMI BARTLETT WRIGHT 10055 E PORT RD CATOOSA OK 74015-0000 Parcel Location Situs 10055 E PORT RD Subdivision RIVER PORT RANCH Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660017421_001.JPG 11/5/2025</p>																																																																																																																			
Legal Description Lot/Long: 36.19276492 -95.65445615 LOT 11 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	1.3831	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	60,248.00 x 1.14 = 68,819	
Factor Value		
Adjustments	1.0000	
Lot Value	68,819	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	630 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	229,962 132.16 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	236,670 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.26	Total Misc Impr	+ 12,731				
Roofing Adj	+ 4.51	Garage Cost	+ 23,965				
Subfloor Adj	+ -2.19	Total RCN	= 260,582				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 72,963				
Plumbing Adj	+ 10.45	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 187,619				
Adj Base Cost	= 128.67	Lot Value	+ 68,819				
Total Area	x 1,740	Indicated Value	= 256,438				
Adjusted Cost	= 223,886	Value Per SqFt	147.38				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	187,619
Lot Value	68,819
Indicated Value	256,438 147.38 Per SqFt
Agland Value	
Site Improvements	2,031
Total Value	258,469 148.55 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	42164	30x6		180	26.36		4,745
PATO	SLAB PORCH - OPEN	42165	24x10		240	9.88		2,371

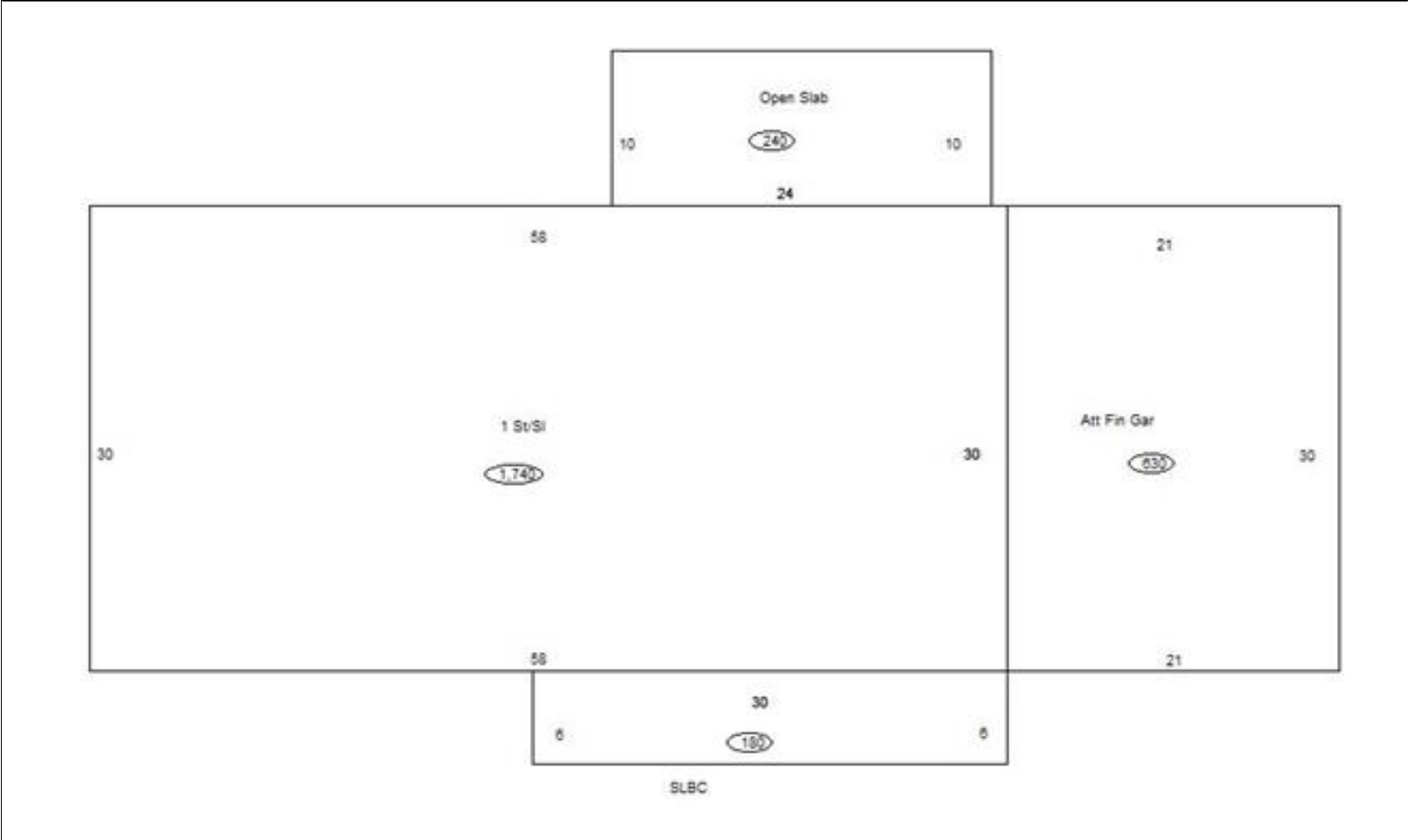


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Sketch Image

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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/SI	1,740	1.000	1,740
2	G	5		10	Att Fin Gar	630	1.000	630
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (18.81 x 200)		3,762		3,762		1,731
						2,031