




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:09
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017424 Parcel ID 000000-00-0-00681-001-0014 Cadastral ID 19-20-16-01330 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 313261 SENF, THOMAS JEFFREY 10135 E PORT RD CATOOSA OK 74015-0000 Parcel Location Situs 10135 E PORT RD Subdivision RIVER PORT RANCH Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660017424_001.JPG 11/5/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19276458 -95.65292094 LOT 14 BLOCK 1 RIVER PORT RANCH																																																																																																																									
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Date 04/16/2026
Time 22:51:09
Page 2

Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0368	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,164.00 x 1.32 = 59,768	
Factor Value		
Adjustments	1.0000	
Lot Value	59,768	

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	1,786 / 1,786
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,786
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	781 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

660017424	10/31/25
660017424_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	279,998	156.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	110.06	Total Misc Impr	+	9,472	
Roofing Adj	+ 4.81	Garage Cost	+	29,163	
Subfloor Adj	+ -2.31	Total RCN	=	280,442	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	78,524	
Plumbing Adj	+ 10.19	Lump Sums	+	2,402	
Basement Adj	+ 0.00	RCNLD	=	204,320	
Adj Base Cost	= 135.39	Lot Value	+	59,768	
Total Area	x 1,786	Indicated Value	=	264,088	
Adjusted Cost	= 241,807	Value Per SqFt		147.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,320		
Lot Value	59,768		
Indicated Value	264,088	147.87	Per SqFt
Agland Value			
Site Improvements	36,352		
Total Value	300,440	168.22	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	42177	6x5		30	26.84		805
PRCH	SLAB PORCH - COVERED	42178	80		80	26.68		2,134
PATO	SLAB PORCH - OPEN	42179	16x5		80	11.48		918
WODO	WOOD DECK - OPEN	42180	24x10		240	20.02	50%	2,402



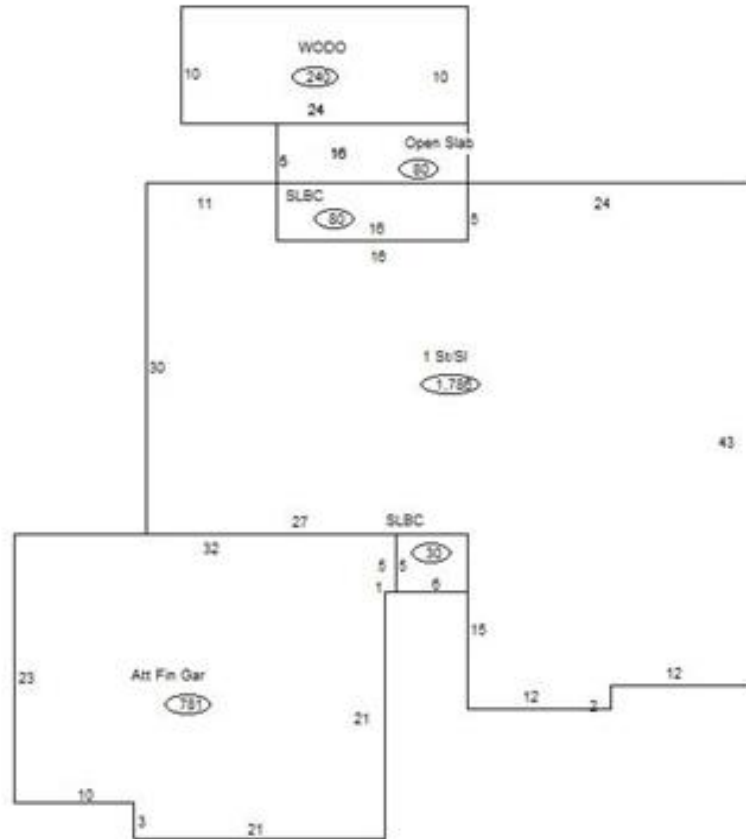
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 Page 3

Sketch Image

660017424



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,786	1.000	1,786
2	G	5		13	Att Fin Gar	781	1.000	781
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PATO		13	Open Slab	80	1.000	80
6	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,786		1,786



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Page 4

660017424

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (31.23 x 1,200)		37,476	37,476	1,124		36,352