



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 660018056 Parcel ID 20N15E-20-2-00000-000-0000 Cadastral ID 20-20-15-00130 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 302509 WADSWORTH, CHARLES LEO & DONNA LEE CO TRUSTEES 150 W WADSWORTH LN CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 00150 WADSWORTH LN Subdivision Lot/Block / Parcel Size 2.95 - Acres Sec/Twn/Rng 20 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20397897 -95.74386017 S 438', N 975.5' W 293.77' NW NW					Building Permits <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																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 2.95 Non-Ag Acres 3.0122 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 131,211.00 x .41 = 53,494 Factor Value Adjustments 1.0000 Lot Value 53,494		 <p>660018056_001.JPG 10/26/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,030 / 2,030
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,030
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,800 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 374,565 184.51 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	85.88	Total Misc Impr	+ 52,684	Roofing Adj	+ 3.96	Garage Cost	+ 57,888
Subfloor Adj	+ -1.04	Total RCN	= 331,842	Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 82,961
Plumbing Adj	+ 8.73	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 248,881
Adj Base Cost	= 109.00	Lot Value	+ 53,494	Total Area	x 2,030	Indicated Value	= 302,375
		Value Per SqFt	148.95	Adjusted Cost	= 221,270		

Value Reconciliation
Selected Approach Cost Approach Improvements 248,881 Lot Value 53,494 Indicated Value 302,375 148.95 Per SqFt Agland Value Site Improvements 42,010 Total Value 344,385 169.65 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43459	72x8		576	22.62		13,029
PRCH	SLAB PORCH - COVERED	127368	1912		1,912	20.74		39,655



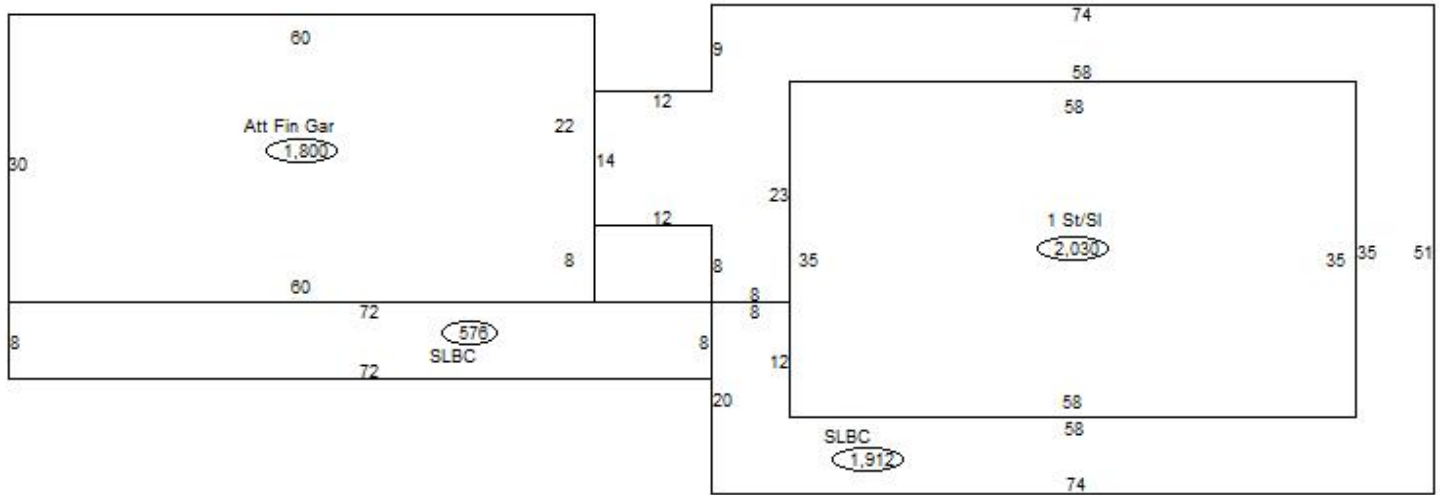
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,030	1.000	2,030
2	G	5		20	Att Fin Gar	1,800	1.000	1,800
3	M	PRCH		20	SLBC	576	1.000	576
4	M	PRCH		20	SLBC	1,912	1.000	1,912
Total Building Area						2,030		2,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (31.11 x 1,200)		37,332		37,332	5,600	31,732
	SHDS	Shed - Small	6x6x6	Base	Formed Metal	36	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (31.21 x 36)		1,124		1,124	416	708
	GZBO	Gazebo	28x20x8	Concrete	Composition Shingle	560	
	Qual	2	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
	Base Cost (27.59 x 560)		15,450		15,450	7,880	7,570
	SHIP	Shipping/Storage Container	40x8x8			320	
	Qual	0	Cond 0	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD	
	Base Cost (6.25 x 320)		2,000		2,000	2,000	