



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:43
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Assessment Data					Primary Image																																																																																																																			
Account 660021720 Parcel ID 000000-00-0-00387-001-0001 Cadastral ID 26-20-15-02900 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 313717 FERGUSON, ANTHONY JOSEPH & MARY SUSAN-TRUSTEES 9101 E PINE CREEK ST CATOOSA OK 74015-5873 Parcel Location Situs 08225 E HOPE PL Subdivision HOPE ACRES Lot/Block 0001 / 0001 Parcel Size 1.73 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0208\IMG_0030. 2/8/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.18368152 -95.68649951 LOT 1 BLOCK 1 LESS W 201.30' HOPE ACRES AND LESS E 230.25 OF W 431.55 OF LOT 1 BL 1 HOPE ACRES																																																																																																																								
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Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5924		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	69,363.00 x .93 = 64,286		
Factor Value			
Adjustments	1.0000		
Lot Value	64,286		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,972 / 1,972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,972
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	183,999 93.31 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	176,747
Lot Value	64,286
Indicated Value	241,033 122.23 Per SqFt
Agland Value	
Site Improvements	
Total Value	241,033 122.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.33	Total Misc Impr	+ 13,730
Roofing Adj	+ 3.58	Garage Cost	+ 12,890
Subfloor Adj	+ 0.00	Total RCN	= 238,847
Heat/Cool Adj	+ 10.30	Depreciation (26%)	- 62,100
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,747
Adj Base Cost	= 107.62	Lot Value	+ 64,286
Total Area	x 1,972	Indicated Value	= 241,033
Adjusted Cost	= 212,227	Value Per SqFt	122.23

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	52410	28x6		168	20.77		3,489
PATO	SLAB PORCH - OPEN	52411	21x12		252	8.63		2,175
PRCH	SLAB PORCH - COVERED	52412	14x12		168	20.77		3,489



Rogers

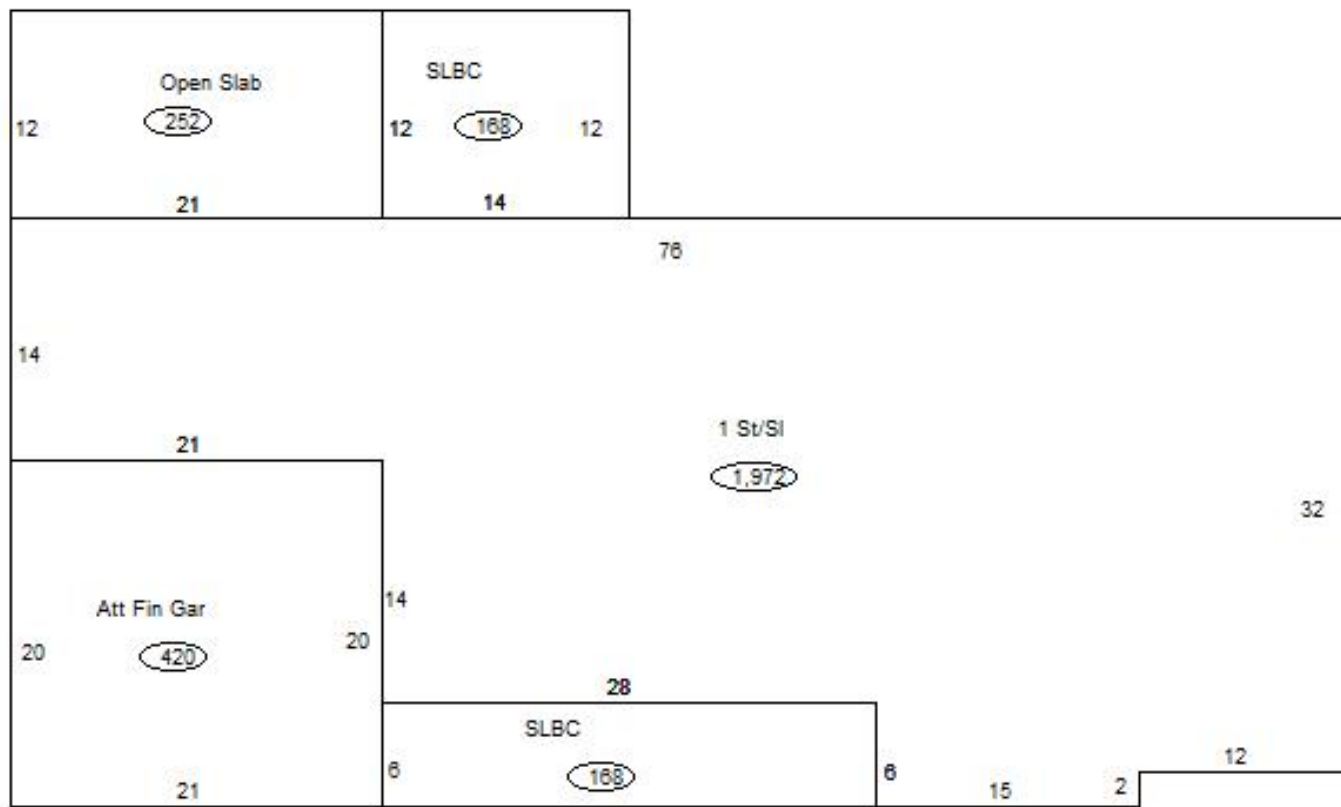
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,972	1.000	1,972
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	252	1.000	252
5	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						1,972		1,972



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola OVER SLAB NV	12x21x8	Base		252
	Qual 2	Cond 2	Year 2000	Eff Age 26		

Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ 100% Func)	RCNLD
Base Cost (12.00 x 252)	3,024			3,024	3,024