




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:44:15
Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660022717 Parcel ID 000000-00-0-00594-002-0003 Cadastral ID 27-20-15-03180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 316005 JOHNSON, STEPHEN D & ANNETTE M 29668 S PINE VALLEY DR CATOOSA OK 74015-0000 Parcel Location Situs 29668 S PINE VALLEY DR Subdivision PINE VALLEY Lot/Block 0003 / 0002 Parcel Size .25 - Lots Sec/Twn/Rng 27 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0126\IMG_0104. 1/27/2022</p>																																																																																																																			
Legal Description Lat/Long: 36.18167022 -95.69887515 W 120', E 528', N 140', S 165' LOT 3 BLOCK 2 AND W 50' OF E 408' OF N 140' OF S 165' OF LOT 3 BLOCK 2 PINE VALLEY.																																																																																																																								
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Lot Data		Square-Foot - NBHD 1034 #1		Primary Image				
Lot Size						<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0126\IMG_0104. 1/27/2022</p>		
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.5464							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	23,803.00 x 1.15 = 27,373							
Factor Value								
Adjustments	1.0000							
Lot Value	27,373							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,500 / 1,500							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,500							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1977 / 37							
Cost Approach		Manual : 01/2025						
Base Cost	99.70	Total Misc Impr	+ 13,906					
Roofing Adj	+ 4.21	Garage Cost	+ 0					
Subfloor Adj	+ -1.09	Total RCN	= 199,411					
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 91,729					
Plumbing Adj	+ 9.38	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 107,682					
Adj Base Cost	= 123.67	Lot Value	+ 27,373					
Total Area	x 1,500	Indicated Value	= 135,055					
Adjusted Cost	= 185,505	Value Per SqFt	90.04					
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	107,682	Lot Value	27,373					
Indicated Value	135,055		90.04	Per SqFt				
Agland Value		Site Improvements	1,396					
Total Value	136,451	Total Value	136,451	90.97 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	55599	22x5		110	23.92		2,631
PATO	SLAB PORCH - OPEN	55600	38x20		760	8.13		6,179



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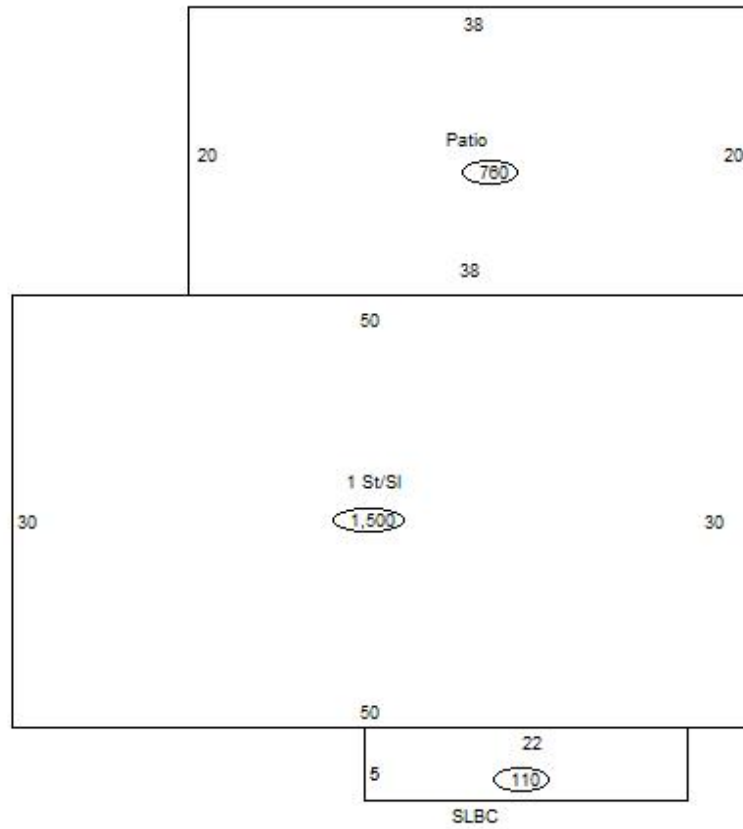
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Sketch Image

660022717



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,500	1.000	1,500
2	M	PRCH		13	SLBC	110	1.000	110
3	M	PATO		13	Patio	760	1.000	760
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128
	Qual	3	Cond	3	Year	2000
				Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (26.61 x 128)	3,406		3,406	2,010
				1,396