



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023681 <b>Parcel ID</b> 20N15E-28-1-00000-000-0000 <b>Cadastral ID</b> 28-20-15-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 259287 CHASE, SUE E &/OR  MARK T GRAVES JR - TRUSTEES 2523 N 232 E AVE CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02523 232 E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 28 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660023681_001.JPG 10/7/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.19104687 -95.71638713 N2 NW NW NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 5.2793 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 229,966.00 x .34 = 78,183 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 78,183		<p>660023681 09/30/25</p> <p>660023681_001.JPG 10/7/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,119 / 3,244
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,119
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	728 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 375,301 115.69 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.21	<b>Total Misc Impr</b>	+ 26,757	<b>Roofing Adj</b>	+ 3.47	<b>Garage Cost</b>	+ 33,954
<b>Subfloor Adj</b>	+ -2.22	<b>Total RCN</b>	= 446,163	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 46%)</b>	- 205,235
<b>Plumbing Adj</b>	+ 6.89	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 240,928
<b>Adj Base Cost</b>	= 118.82	<b>Lot Value</b>	+ 78,183	<b>Total Area</b>	x 3,244	<b>Indicated Value</b>	= 319,111
		<b>Value Per SqFt</b>	98.37	<b>Adjusted Cost</b>	= 385,452		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 240,928 <b>Lot Value</b> 78,183 <b>Indicated Value</b> 319,111 98.37 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 11,312 <b>Total Value</b> 330,423 101.86 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	58157		329	329	28.38		9,337
EPSW	ENCLOSED PORCH - SOLID WALL	58158		12x12	144	76.32		10,990



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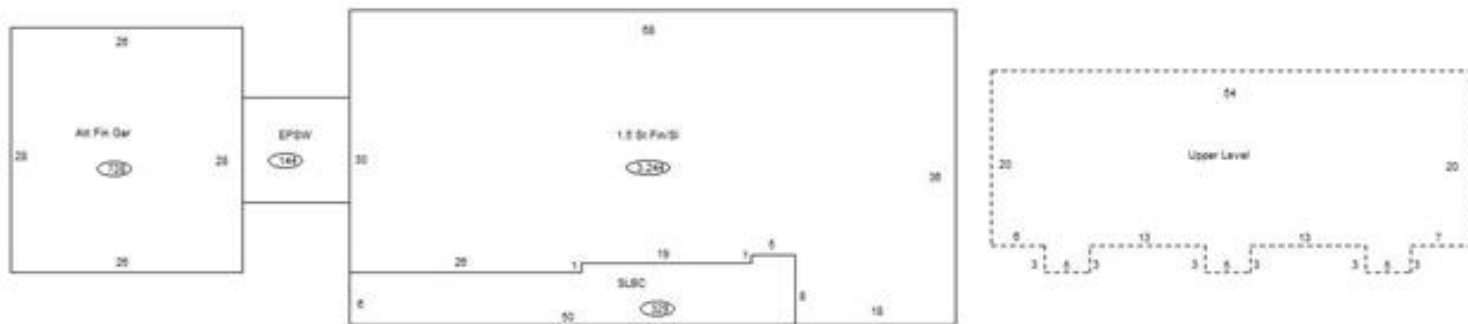
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,119	1.531	3,244
2	G	5		13	Att Fin Gar	728	1.000	728
3	M	PRCH		13	SLBC	329	1.000	329
4	M	EPSW		13	EPSW	144	1.000	144
5	U	^UL	Overhang	13	Upper Level	1,125	1.000	1,125
<b>Total Building Area</b>						<b>2,119</b>		<b>3,244</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground GUNITE	32x14x0	Concrete		448	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (52.61 x 448)		23,569		23,569	16,027	7,542
	BNGP	Barn - General Purpose	28x32x10	Dirt	Galvanized Metal	896	
	Qual	3	Cond 1	Year 1980	Eff Age 64		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.04 x 896)		18,852		18,852	15,082	3,770