



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:54:05  
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Assessment Data					Primary Image				
Account	660024547				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0023. 1/19/2022</p>				
Parcel ID	000000-00-0-20010-012-0011								
Cadastral ID	29-20-15-01270								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	266157								
LATHROP, EDWARD J									
313 S ELWOOD CATOOSA OK 74015-0000									
Parcel Location									
Situs	00210 N CHEROKEE ST								
Subdivision	CATOOSA O T								
Lot/Block	0011 / 0012	Parcel Size	1 - Lots						
Sec/Twn/Rng	29 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19066627 -95.74458117									
Building Permits									
LOT 11 BLOCK 12 CATOOSA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2203/687	ATHERTON, DAVE	10/18/2011	12,500	YES
					1769/663	ELLIOTT, SUSIE	04/28/2006	7,500	YES
					1150/619	FLEMING, MATTIE	01/07/1999	7,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	22,332	17,277	11%	1,900	Assessed	1,900	202.65
Year Frozen	0	Improvements	18,279	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	40,611	17,277		1,900	Total Taxable	1,900	203.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660024547	LATHROP, EDWARD J			1	22,332	0	1,810	193.00
2024	2024-660024547	LATHROP, EDWARD J			1	20,265	0	1,724	182.00
2023	2023-660024547	LATHROP, EDWARD J			1	15,560	0	1,642	169.00
2022	2022-660024547	LATHROP, EDWARD J			1	14,216	0	1,564	157.00
2021	2021-660024547	LATHROP, EDWARD J			1	18,500	0	2,035	179.00
2020	2020-660024547	LATHROP, EDWARD J			1	18,290	0	2,012	178.00
2019	2019-660024547	LATHROP, EDWARD J			1	17,669	0	1,934	174.00
2018	2018-660024547	LATHROP, EDWARD J			1	17,801	0	1,842	164.00
2017	2017-660024547	LATHROP, EDWARD J			1	17,707	0	1,755	158.00
2016	2016-660024547	LATHROP, EDWARD J			1	17,365	0	1,671	149.00
2015	2015-660024547	LATHROP, EDWARD J			1	17,233	0	1,592	142.00
2014	2014-660024547	LATHROP, EDWARD J			1	17,326	0	1,516	137.00
2013	2013-660024547	LATHROP, EDWARD J			1	19,156	0	1,444	129.00



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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	7,444.00 x 3.00 = 22,332	
Factor Value		
Adjustments	1.0000	
Lot Value	22,332	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	728 / 728
Style	100% One Story
HVAC	100% Wall Furnace 2 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 95

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	27,960	38.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	124,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.74	Total Misc Impr	+	3,989			
Roofing Adj	+ 4.31	Garage Cost	+				
Subfloor Adj	+ 2.73	Total RCN	=	80,298			
Heat/Cool Adj	+ 0.70	Depreciation ( 80%)	-	64,238			
Plumbing Adj	+ 6.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	16,060			
Adj Base Cost	= 104.82	Lot Value	+	22,332			
Total Area	x 728	Indicated Value	=	38,392			
Adjusted Cost	= 76,309	Value Per SqFt		52.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,060		
Lot Value	22,332		
Indicated Value	38,392	52.74	Per SqFt
Agland Value			
Site Improvements	2,219		
Total Value	40,611	55.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59903	28x8		224	17.81		3,989



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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	Crawl	10	1 St/Cr	728	1.000	728
2	M	PRCH		10	SLBC	224	1.000	224
<b>Total Building Area</b>						728		728



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x4	Plank	Formed Metal	128
	Qual	2	Cond 1	Year	2023	Eff Age 4
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.40 x 128)		2,739		2,739 520		2,219