




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:45:26
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Assessment Data					Primary Image																																																																																																																				
Account 660024554 Parcel ID 000000-00-0-20010-013-0003 Cadastral ID 29-20-15-01340 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 333183 LINKER, KEITH 116 N BLUFF ST CATOOSA OK 74015-0000 Parcel Location Situs 00116 BLUFF Subdivision CATOOSA O T Lot/Block 0003 / 0013 Parcel Size 2 - Lots Sec/Twn/Rng 29 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0042. 1/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18995522 -95.74344914 S 67' LOT 2 & ALL LOT 3 & N 40' VACATED ROLLINS ST ADJ BLOCK 13 CATOOSA O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4004	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,442.00 x 3.00 = 52,326	
Factor Value		
Adjustments	1.0000	
Lot Value	52,326	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0042. 1/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,938	132.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	75,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.06	Total Misc Impr	+	8,984			
Roofing Adj	+ 4.85	Garage Cost	+	25,024			
Subfloor Adj	+ 0.00	Total RCN	=	240,396			
Heat/Cool Adj	+ 12.64	Depreciation (53%)	-	127,410			
Plumbing Adj	+ 7.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,986			
Adj Base Cost	= 136.14	Lot Value	+	52,326			
Total Area	x 1,516	Indicated Value	=	165,312			
Adjusted Cost	= 206,388	Value Per SqFt		109.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,986		
Lot Value	52,326		
Indicated Value	165,312	109.04	Per SqFt
Agland Value			
Site Improvements	3,219		
Total Value	168,531	111.17	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	59916	16x8		128	11.22		1,436
PATO	SLAB PORCH - OPEN	59917	18x10		180	10.74		1,933



Rogers

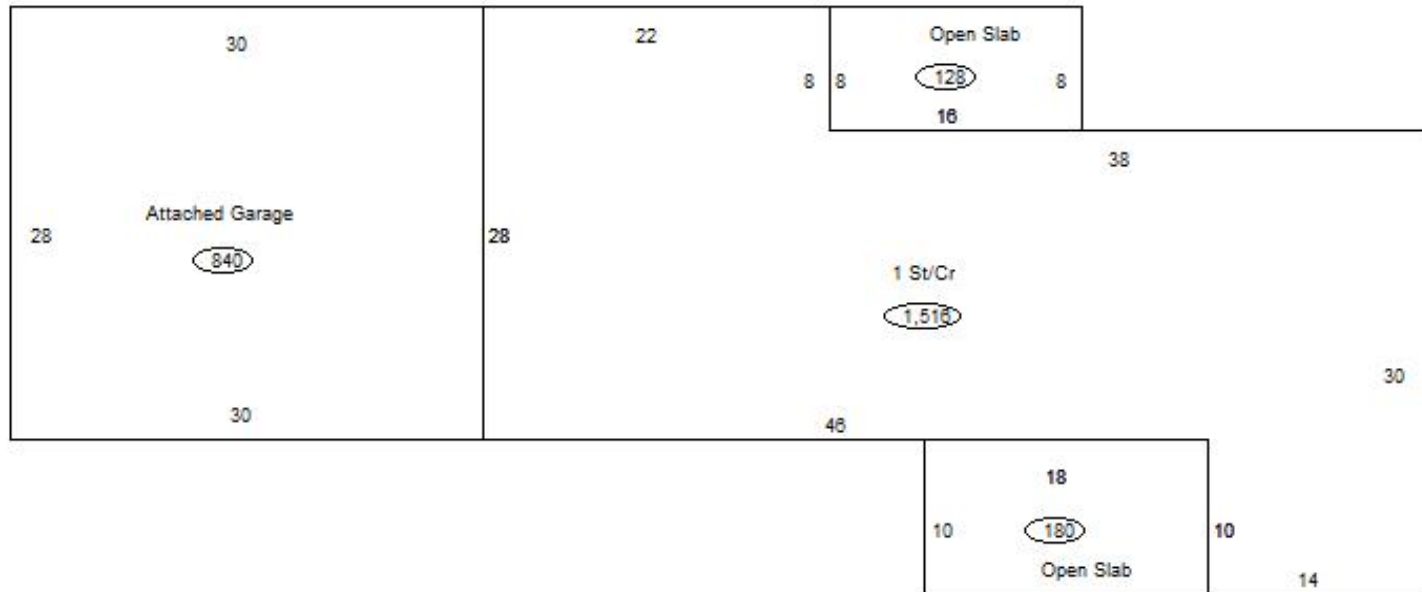
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Sketch Image

660024554



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,516	1.000	1,516
2	G	1		13	Attached Garage	840	1.000	840
3	M	PATO		13	Open Slab	128	1.000	128
4	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						1,516		1,516



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x40x12	Dirt	Formed Metal	800
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (5.03 x 800)	4,024		4,024 805	3,219