



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:46:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024562 Parcel ID 000000-00-0-20010-024-0009 Cadastral ID 29-20-15-01420 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334840 ELLIS, SKYLER G & ANDREA K 114 S BLUFF ST UNIT A&B CATOOSA OK 74015-0000 Parcel Location Situs 00114 BLUFF Subdivision CATOOSA O T Lot/Block 0009 / 0024 Parcel Size 1 - 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_0008. 1/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18743021 -95.74488595 N 80' LOT 8 & S 20' LOT 9 BLOCK 24 CATOOSA O T																																																																																																																									
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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 5	
	0	
Method	Square-Foot	
Base Lot Value	14,948.00 x 3.00 = 44,844	
Factor Value	-11,211	
Adjustments	1.0000	
Lot Value	33,633	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,540 / 2,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,540
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5

\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0008. 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	347,419	136.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	286,990		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	341,990		
Lot Value	33,633		
Indicated Value	375,623	147.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	375,623	147.88	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.27	Total Misc Impr	+	9,634			
Roofing Adj	+ 3.75	Garage Cost	+	39,078			
Subfloor Adj	+ -0.80	Total RCN	=	359,989			
Heat/Cool Adj	+ 11.69	Depreciation (5%)	-	17,999			
Plumbing Adj	+ 5.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	341,990			
Adj Base Cost	= 122.55	Lot Value	+	33,633			
Total Area	x 2,540	Indicated Value	=	375,623			
Adjusted Cost	= 311,277	Value Per SqFt		147.88			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143361	14x8		112	26.18		2,932
PRCH	SLAB PORCH - COVERED	143362	14x8		112	26.18		2,932
PRCH	SLAB PORCH - COVERED	143363	18x4		72	26.18		1,885
PRCH	SLAB PORCH - COVERED	143364	18x4		72	26.18		1,885

