



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:46:09
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Assessment Data					Primary Image																																																																																																																				
Account 660024567 Parcel ID 000000-00-0-20010-024-0006 Cadastral ID 29-20-15-01470 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 328484 QUAPAW, MYRON D & NORMA J REVOCABLE LIVING TRUST PO BOX 140027 BROKEN ARROW OK 74014-0000 Parcel Location Situs 00211 E FORD Subdivision CATOOSA O T Lot/Block 0006 / 0024 Parcel Size .75 - 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_0051. 1/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18684037 -95.74376504 E2 OF LOT 6 & S 40' E2 LOT 5 & W 30' VACATED ST ADJ THEREOF ORD #51 LESS N 6' AND W 15' THEREOF BLOCK 24 CATOOSA O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.279		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	12,155.00 x 3.00 = 36,465		
Factor Value			
Adjustments	1.0000		
Lot Value	36,465		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	989 / 989
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	217 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1954 / 54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	62,305	63.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	48,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.78	Total Misc Impr	+	8,025			
Roofing Adj	+ 4.16	Garage Cost	+	6,219			
Subfloor Adj	+ 2.55	Total RCN	=	116,062			
Heat/Cool Adj	+ 1.59	Depreciation (62%)	-	71,958			
Plumbing Adj	+ 4.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	44,104			
Adj Base Cost	= 102.95	Lot Value	+	36,465			
Total Area	x 989	Indicated Value	=	80,569			
Adjusted Cost	= 101,818	Value Per SqFt		81.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,104		
Lot Value	36,465		
Indicated Value	80,569	81.47	Per SqFt
Agland Value			
Site Improvements	1,711		
Total Value	82,280	83.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	59950	8x6		48	9.69		465
GRAT	Garage - Attached	59951	24x12		288	26.25		7,560



Rogers

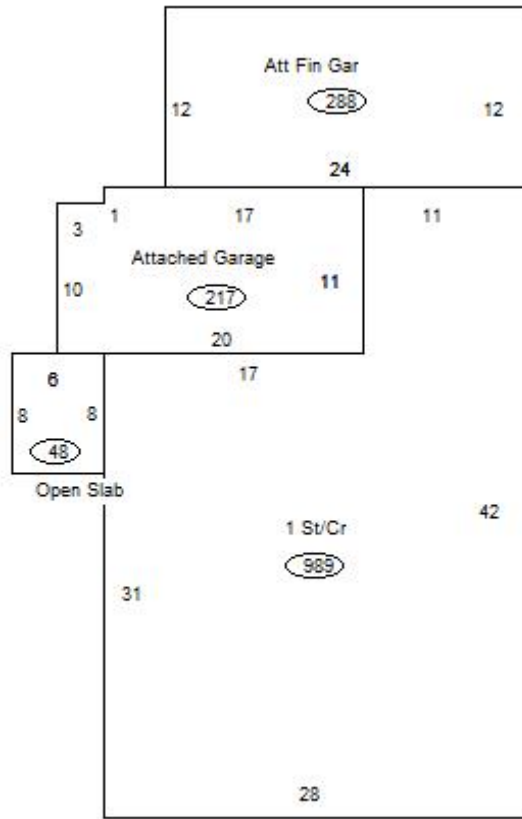
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Sketch Image

660024567



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	989	1.000	989
2	G	1		13	Attached Garage	217	1.000	217
3	M	PATO		13	Open Slab	48	1.000	48
4	G	5		13	Att Fin Gar	288	1.000	288
Total Building Area						989		989



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	2	Cond 2	Year 2023	Eff Age 3	
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (24.87 x 80)		1,990		1,990	279	1,711