




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:56:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024653 Parcel ID 000000-00-0-20140-003-0002 Cadastral ID 29-20-15-02320 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 11144 STATUM, HAROLD D & ALTHEA L TRUSTEES 734 KINGFISHER RD CATOOSA OK 74015-0000 Parcel Location Situs 00734 KINGFISHER RD Subdivision SPUNKY CREEK II Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 20 / 15 / 5 Neighborhood 1190 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-07-18 07-18-17\07-18-17 005.J 7/20/2017</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0532 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,875.00 x 1.17 = 53,661 Factor Value Adjustments 1.0000 Lot Value 53,661		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,493 / 2,493
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,493
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	289,232	116.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	252,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.94	Total Misc Impr	+	19,374			
Roofing Adj	+ 5.16	Garage Cost	+	25,719			
Subfloor Adj	+ -3.38	Total RCN	=	377,061			
Heat/Cool Adj	+ 14.47	Depreciation (41%)	-	154,595			
Plumbing Adj	+ 8.97	Lump Sums	+	16,790			
Basement Adj	+ 0.00	RCNLD	=	239,256			
Adj Base Cost	= 133.16	Lot Value	+	53,661			
Total Area	x 2,493	Indicated Value	=	292,917			
Adjusted Cost	= 331,968	Value Per SqFt		117.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,256		
Lot Value	53,661		
Indicated Value	292,917	117.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	292,917	117.50	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	60360	18x4		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	60361	154		154	28.99		4,464
PATO	SLAB PORCH - OPEN	60362	12x12		144	12.47		1,796
PATO	SLAB PORCH - OPEN	60363	472		472	9.69		4,574
GRDT	Garage - Detached	180650	30x16		480	34.98		16,790



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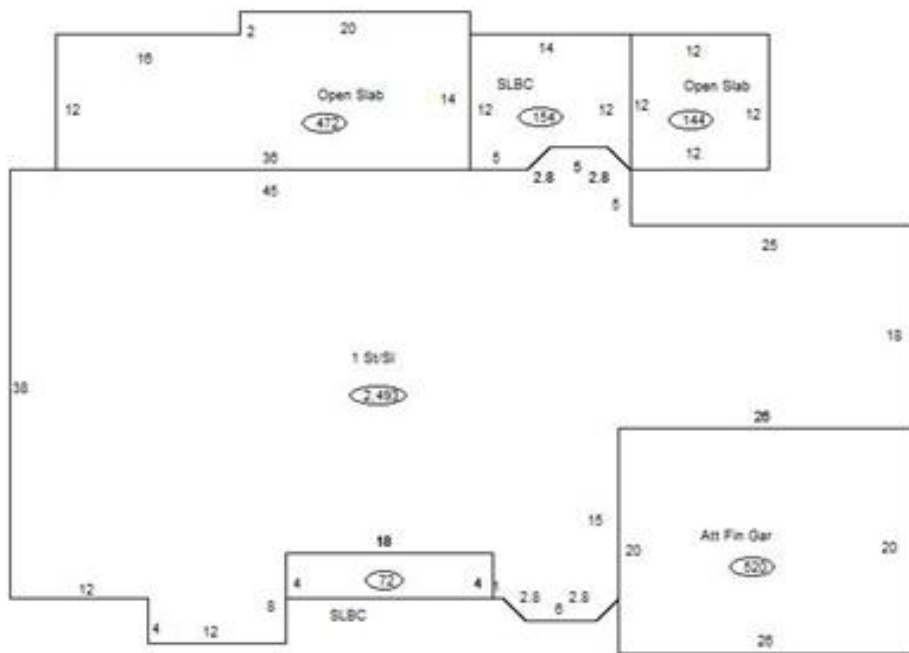
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Sketch Image

660024653



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,493	1.000	2,493
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	154	1.000	154
5	M	PATO		13	Open Slab	144	1.000	144
6	M	PATO		13	Open Slab	472	1.000	472
7	G	6		13	Det Fin Gar	480	1.000	480
Total Building Area						2,493		2,493