



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:54:28  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024665 <b>Parcel ID</b> 000000-00-0-20140-003-0014 <b>Cadastral ID</b> 29-20-15-02440 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 348207 CHOATE, NICHOLAS D & KLAIR ELYSSA KRAGER-CHOATE  441 TIMBERCREST RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00441 TIMBERCREST RD <b>Subdivision</b> SPUNKY CREEK II <b>Lot/Block</b> 0014 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 29 / 20 / 15 / 5 <b>Neighborhood</b> 1190 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0040. 1/21/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.18445036 -95.73511093																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3372		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	58,247.00 x 1.05 = 61,084		
Factor Value			
Adjustments	1.3742		
Lot Value	83,942		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,375 / 2,375
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,375
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	650 Attached Garage - Finished
Remodel	STANDARD -
Year/Eff Age	1978 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,917	120.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	272,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.83	Total Misc Impr	+	21,745			
Roofing Adj	+ 5.20	Garage Cost	+	30,765			
Subfloor Adj	+ -3.40	Total RCN	=	386,245			
Heat/Cool Adj	+ 14.47	Depreciation ( 35%)	-	135,186			
Plumbing Adj	+ 9.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	251,059			
Adj Base Cost	= 140.52	Lot Value	+	83,942			
Total Area	x 2,375	Indicated Value	=	335,001			
Adjusted Cost	= 333,735	Value Per SqFt		141.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,059		
Lot Value	83,942		
Indicated Value	335,001	141.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	335,001	141.05	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	60423	25x7		175	28.90		5,058
PRCH	SLAB PORCH - COVERED	60424	6x4		24	29.45		707
PRCH	SLAB PORCH - COVERED	60425	17x10		170	28.92		4,916
PRCH	SLAB PORCH - COVERED	60426	16x10		160	28.96		4,634



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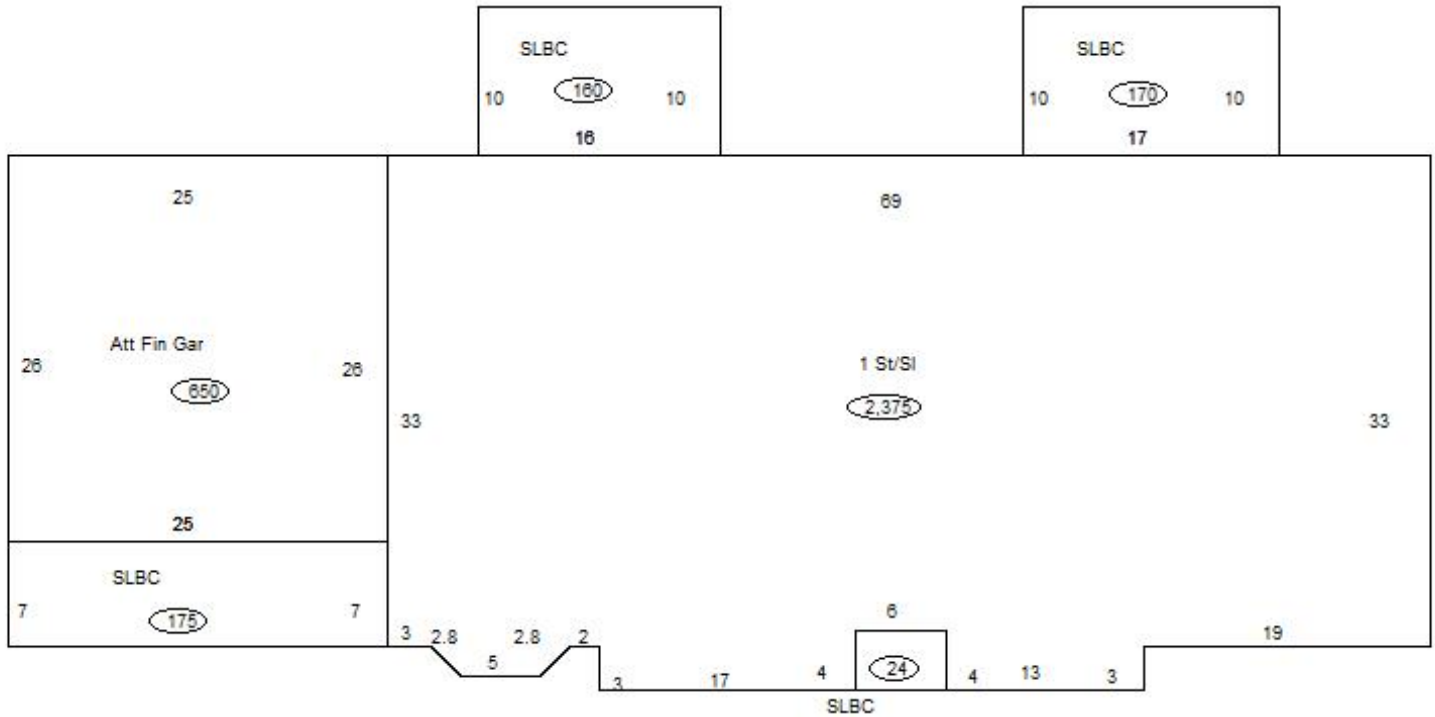
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 Page 3

### Sketch Image

660024665



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,375	1.000	2,375
2	G	5		13	Att Fin Gar	650	1.000	650
3	M	PRCH		13	SLBC	175	1.000	175
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PRCH		13	SLBC	170	1.000	170
6	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						<b>2,375</b>		<b>2,375</b>