



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:54:31
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Assessment Data					Primary Image																																																																																																																				
Account 660025260 Parcel ID 000000-00-0-20010-011-0001 Cadastral ID 30-20-15-02450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 179184 CAMPBELL, WANDA LEE TRUSTEES 207 N CHEROKEE CATOOSA OK 74015-0000 Parcel Location Situs 00207 N CHEROKEE ST Subdivision CATOOSA O T Lot/Block 0001 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660025260_001.JPG 12/7/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19088143 -95.74535569 LOT 1 & 1/2 VAC ST ADJ ON N SIDE BLOCK 11 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 0.3811 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,600.00 x 3.00 = 49,800 Factor Value Adjustments 1.0000 Lot Value 49,800		 <p>660025260_001.JPG 12/7/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,309 / 1,309
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1951 / 56

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 143,548 109.66 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 51,850 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.64	Total Misc Impr	+ 0	Garage Cost	+ 0	Total RCN	= 186,323
Roofing Adj	+ 6.33	Depreciation (59%)	- 109,931	Lump Sums	+ 2,573	RCNLD	= 78,965
Subfloor Adj	+ 0.00	Lot Value	+ 49,800	Indicated Value	= 128,765	Value Per SqFt	98.37
Heat/Cool Adj	+ 16.31						
Plumbing Adj	+ 6.06						
Basement Adj	+ 0.00						
Adj Base Cost	= 142.34						
Total Area	x 1,309						
Adjusted Cost	= 186,323						

Value Reconciliation
Selected Approach Cost Approach Improvements 78,965 Lot Value 49,800 Indicated Value 128,765 98.37 Per SqFt Agland Value Site Improvements 12,520 Total Value 141,285 107.93 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	61868	12x6		72	35.74	2,573



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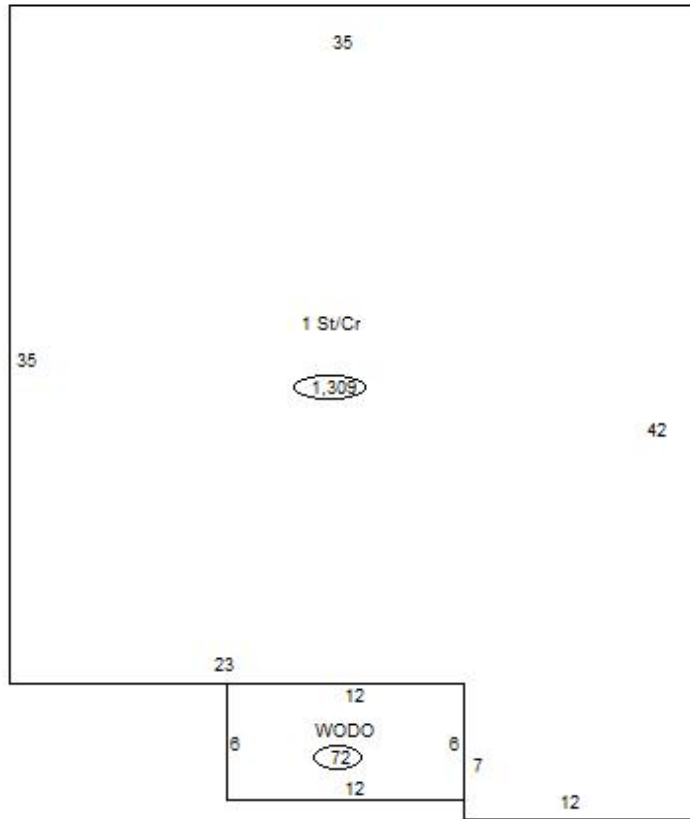
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,309	1.000	1,309
2	M	WODO		10	WODO	72	1.000	72
Total Building Area						1,309		1,309



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	16x25x8	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.64 x 400)	3,856		3,856	3,085	771
	UTIL	Utility Building	36x24x8	Base	Formed Metal	864
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (30.22 x 864)	26,110		26,110	14,361	11,749