



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660025264 Parcel ID 000000-00-0-20010-015-0001 Cadastral ID 30-20-15-02490 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 179214 HENSLEY, GAYLA K TRUSTEE 103 N BLUFF CATOOSA OK 74015-0000 Parcel Location Situs 00103 BLUFF Subdivision CATOOSA O T Lot/Block 0001 / 0015 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660025264_003.JPG 12/7/2025</p>																																																																																																																				
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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	13,766.00 x 3.00 = 41,298	
Factor Value	-10,324	
Adjustments	1.0000	
Lot Value	30,974	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,208 / 1,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,208
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	376 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	126.02	Total Misc Impr	+ 5,310
Roofing Adj	+ 5.23	Garage Cost	+ 16,247
Subfloor Adj	+ -2.43	Total RCN	= 202,600
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 85,092
Plumbing Adj	+ 8.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,508
Adj Base Cost	= 149.87	Lot Value	+ 30,974
Total Area	x 1,208	Indicated Value	= 148,482
Adjusted Cost	= 181,043	Value Per SqFt	122.92

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	154,527	127.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	138,210		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,508		
Lot Value	30,974		
Indicated Value	148,482	122.92	Per SqFt
Agland Value			
Site Improvements	4,312		
Total Value	152,794	126.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61877	14x5		70	26.71		1,870
PATO	SLAB PORCH - OPEN	61878	20x20		400	8.60		3,440



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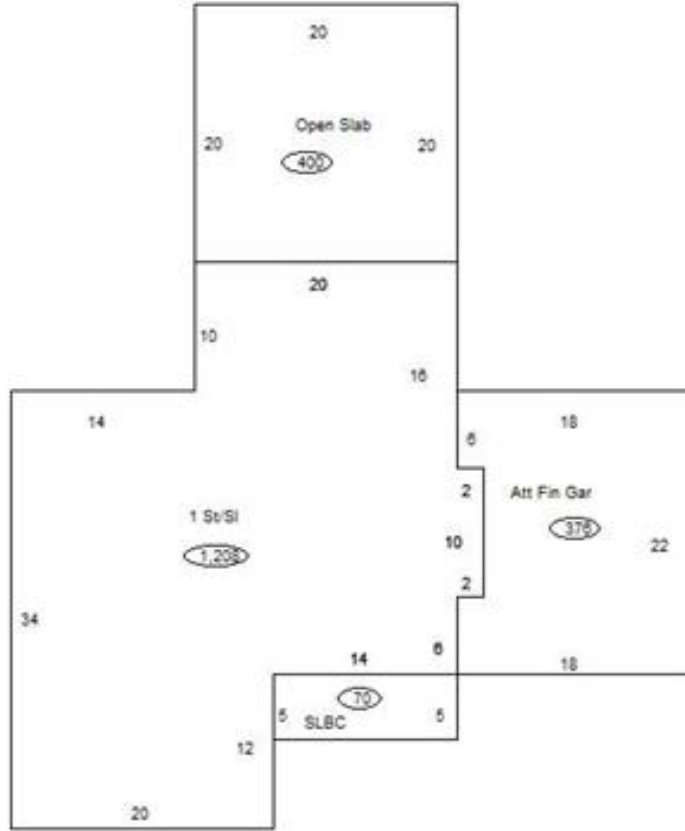
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Sketch Image

660025264



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,208	1.000	1,208
2	G	5		13	Att Fin Gar	376	1.000	376
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Open Slab	400	1.000	400
Total Building Area						1,208		1,208



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x14x8	Plank	Composition Shingle	252
	Qual	2	Cond 3	Year 2025	Eff Age 1	
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (18.01 x 252)		4,539		4,539		227
						4,312