



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:51:40
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025278 Parcel ID 000000-00-0-20010-016-0005 Cadastral ID 30-20-15-02630 Property Type REAL - Real Property Property Class CH VI Area 3 Tax Area 1 - CATOOSA OT Name ID 179294 PENTECOSTAL CHURCH OF GOD ATTN:VINCENT MONTALBANO 704 S PERDUE CLAREMORE OK 74017-0000 Parcel Location Situs 00115 N CHEROKEE ST Subdivision CATOOSA O T Lot/Block 0005 / 0016 Parcel Size 3.25 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-30\IMG_00: 12/1/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.18961325 -95.74593828 LOT 5 LESS N 20' & ALL OF LOTS 6,7 & 8 BLOCK 16 CATOOSA O T																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data		Square-Foot - NBHD 1184 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-30\IMG_00: 12/1/2021						
Factor Value		GRM Approach						
Adjustments	1.0000	GRM Code						
Lot Value		Gross Rent 0.00						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model 1 Res						
Base/Total Area /		Adjustment Model A2 AO Test						
Style		Comparables						
HVAC		Indicated Value						
Roof Cover		Value Reconciliation						
Area on Slab		Selected Approach Correlated Value						
Fixture/RghIn /		Improvements						
Bed/F/H Bath / /		Lot Value						
Basement Area		Indicated Value 0.00 Per SqFt						
Garage Type		Agland Value						
Remodel		Site Improvements						
Year/Eff Age /		Total Value 0.00 Total Value Per SqFt						
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	14,300.00 x 1.25 =	17,875	
Factor Value	0		
Adjustments			
Lot Value	17,875		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	957427
Total Building Area	4,124	Image Date	5/11/2021
Total Base Value	575,756	Name	IMG_0023.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	7,585		
Replacement Cost New	583,341		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	131,100		
Economic Depreciation			
RCNLD (All Sources)	131,100		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	131,100		
Land Value	17,875		
Cost Approach Value	148,975	36.12/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	17,875
Effective Gross Income (EGI)		Total Appraised Value	148,975 36.12/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



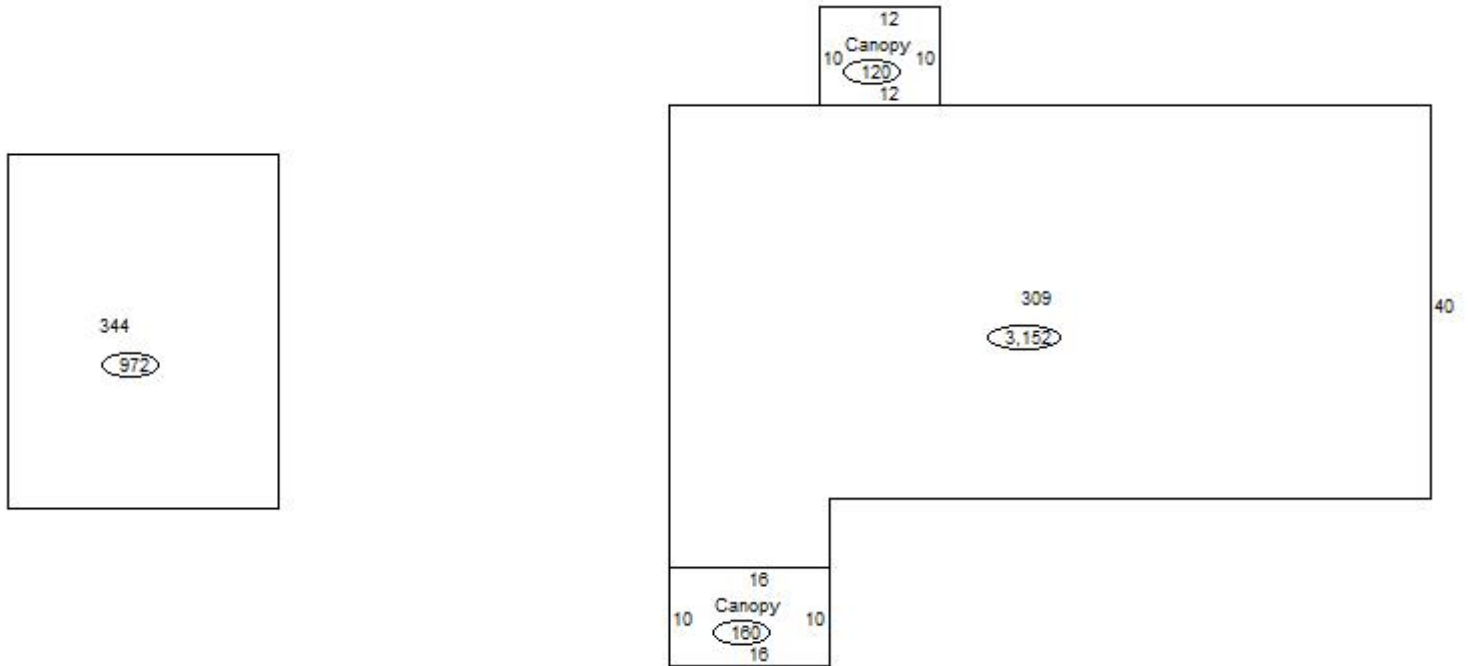
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Sketch Image

660025278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	972	1.000	972
2	C	309		20	309	3,152	1.000	3,152
3	M	CNCM		20	Canopy	120	1.000	120
4	M	CNCM		20	Canopy	160	1.000	160
Total Building Area						4,124		4,124



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Account 660025278
 Parcel ID 000000-00-0-20010-016-0005
 Cadastral ID 30-20-15-02630

Tax Area Code 1
 Property Class CH
 Owners Name PENTECOSTAL CHURCH OF GOD

Building Data

Building ID 821
 Building Sequence 1
 Occupancy 1 344 Office Building 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 972
 Average Perimeter 126
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 1970
 Effective Age 36
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 2 - Fair
 Condition 2 - Fair
 Exterior Wall 95 - Stud Vinyl Siding
 Heating/Cooling 2 - Forced Air Unit
 Roof Type Gable
 Roof Cover

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name IMG_0023.JPG
 Image Date 5/11/2021
 Image Name IMG_0023.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 91.07
 Wall Cost 43.26
 HVAC Cost 9.76
 Basement Cost 0.00
 Total Base Cost 144.09
 Total Area 972
 Base RCN 140,055
 Misc Impr Value 3,251

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 143,306
 Physical Depreciation 73%
 Functional Depreciation
 Total Depreciation 73% (104,613)
 Total RCNLD 38,693
 Lump Sums
 Total Building Value 38,693 \$ 39.81 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CNCM	Canopy - Commercial		12x10	120	27.09		3,251
Total Misc Improvement							3,251



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Account 660025278
 Parcel ID 000000-00-0-20010-016-0005
 Cadastral ID 30-20-15-02630

Tax Area Code 1
 Property Class CH
 Owners Name PENTECOSTAL CHURCH OF GOD

Building Data

Building ID 3238
 Building Sequence 2
 Occupancy 1 309 Church 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,152
 Average Perimeter 246
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 1970
 Effective Age 36
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 2 - Fair
 Condition 2 - Fair
 Exterior Wall 92 - Stud Stucco
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Gable
 Roof Cover

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name IMG_0024.JPG
 Image Date 5/11/2021
 Image Name IMG_0024.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 88.85
 Wall Cost 32.81
 HVAC Cost 16.57
 Basement Cost 0.00
 Total Base Cost 138.23
 Total Area 3,152
 Base RCN 435,701
 Misc Impr Value 4,334

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 440,035
 Physical Depreciation 79%
 Functional Depreciation
 Total Depreciation 79% (347,628)
 Total RCNLD 92,407
 Lump Sums
 Total Building Value 92,407 \$ 29.32 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CNCM	Canopy - Commercial		16x10	160	27.09		4,334
Total Misc Improvement							4,334



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 417 CATOOSA O T (SQUARE FOOT)</p> <p>Value Method Square-Foot</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Cost Approach Value</p>	<p>Image Information</p> <p>Image ID 880258</p> <p>Image Date 10/1/2018</p> <p>Name IMG_3242.JPG</p> <p>Description REVAL 2018</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Total Appraised Value</p>



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Sketch Image

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