



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:45:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025298 Parcel ID 000000-00-0-20010-017-0017 Cadastral ID 30-20-15-02810 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 346304 HARDIN INVESTMENT GROUP LLC 3115 FREDERICK RD CLAREMORE OK 74019-0000 Parcel Location Situs 00105 N SHAWNEE ST Subdivision CATOOSA O T Lot/Block 0017 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660025298 11/06/25</p> <p>660025298_001.JPG 12/7/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.18998192 -95.74762122 N 63.5' LOTS 16 & 17 BLOCK 17 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	0.201							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	8,756.00 x 3.00 = 26,268							
Factor Value								
Adjustments	1.0000							
Lot Value	26,268							
Residential Data				660025298_001.JPG 12/7/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	2 - Fair			GRM Code				
Quality	1.5 - Low			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test				
Base/Total Area	1,212 / 1,212			Adusted R 0.8445				
Style	100% One Story			Indicated Value 52,488 43.31 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	5 /			Comparables 2				
Bed/F/H Bath	3 / 1.0 /			Indicated Value 119,100 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 23,884				
Year/Eff Age	1958 / 68			Lot Value 26,268				
Cost Approach Manual : 01/2025				Indicated Value 50,152 41.38 Per SqFt				
Base Cost	88.24	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 4.08	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 2.43	Total RCN	= 132,690	Total Value 50,152 41.38 Total Value Per SqFt				
Heat/Cool Adj	+ 9.89	Depreciation (82%)	- 108,806					
Plumbing Adj	+ 4.84	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 23,884					
Adj Base Cost	= 109.48	Lot Value	+ 26,268					
Total Area	x 1,212	Indicated Value	= 50,152					
Adjusted Cost	= 132,690	Value Per SqFt	41.38					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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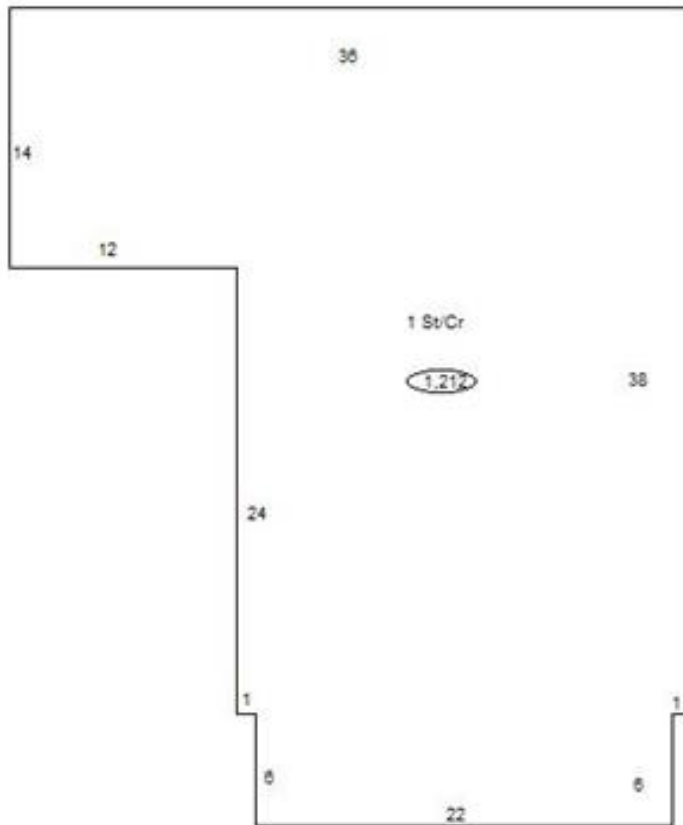
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Sketch Image

660025298



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,212	1.000	1,212
Total Building Area						1,212		1,212