



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:45:49
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Assessment Data					Primary Image																																																																																																																				
Account 660025312 Parcel ID 000000-00-0-20010-022-0001 Cadastral ID 30-20-15-02950 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 328305 MEJIA, CARLOS MARTINEZ & NIZA RACHELLE VELASCO LESPERANCE 8906 N 140TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 00115 S CHEROKEE ST Subdivision CATOOSA O T Lot/Block 0001 / 0022 Parcel Size .5 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18797855 -95.74647144																																																																																																																									
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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1722		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,501.00 x 3.00 = 22,503		
Factor Value			
Adjustments	1.0000		
Lot Value	22,503		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-1\IMG_002: 12/2/2021

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, Wood
Base/Total Area	728 / 728
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1948 / 59

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	73,550	101.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	133.30	Total Misc Impr	+ 5,011				
Roofing Adj	+ 7.42	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 116,264				
Heat/Cool Adj	+ 1.20	Depreciation (61%)	- 70,921				
Plumbing Adj	+ 10.90	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 45,343				
Adj Base Cost	= 152.82	Lot Value	+ 22,503				
Total Area	x 728	Indicated Value	= 67,846				
Adjusted Cost	= 111,253	Value Per SqFt	93.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,343		
Lot Value	22,503		
Indicated Value	67,846	93.20	Per SqFt
Agland Value			
Site Improvements	1,758		
Total Value	69,604	95.61	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	61935	22x7		154	32.54	5,011



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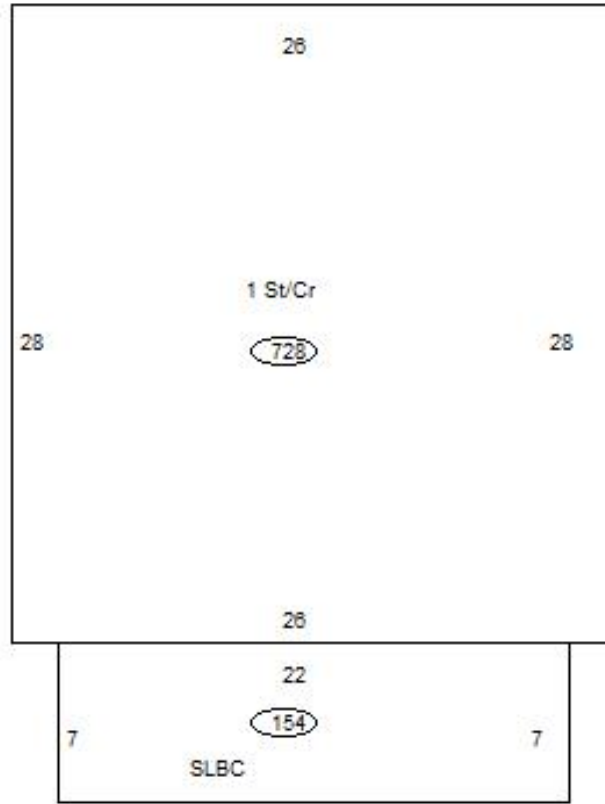
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Sketch Image

660025312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	728	1.000	728
2	M	PRCH		10	SLBC	154	1.000	154
Total Building Area						728		728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 360)	1,681		1,681	1,681	
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (22.60 x 96)	2,170		2,170	412	1,758