



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:55
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Assessment Data					Primary Image																																																																																																																				
Account 660025418 Parcel ID 000000-00-0-20070-002-0003 Cadastral ID 30-20-15-03990 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 183844 SHOULDERS, ROBERT W & KAREN L FAMILY TRUST PO BOX 219 CATOOSA OK 74015-0000 Parcel Location Situs 00511 GRAVITT Subdivision FOSTER II Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1187 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660025418_001.JPG 12/9/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4315 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,795.00 x 1.85 = 34,771 Factor Value Adjustments 1.0000 Lot Value 34,771		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,570 / 1,570
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,570
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 163,110 103.89 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 168,010 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.91	Total Misc Impr	+ 9,942	Roofing Adj	+ 4.47	Garage Cost	+ 15,646
Subfloor Adj	+ -1.15	Total RCN	= 229,170	Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 103,127
Plumbing Adj	+ 8.97	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 126,043
Adj Base Cost	= 129.67	Lot Value	+ 34,771	Total Area	x 1,570	Indicated Value	= 160,814
		Value Per SqFt	102.43	Adjusted Cost	= 203,582		

Value Reconciliation
Selected Approach Cost Approach Improvements 126,043 Lot Value 34,771 Indicated Value 160,814 102.43 Per SqFt Agland Value Site Improvements 2,623 Total Value 163,437 104.10 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	62106	10x8		80	24.02		1,922
PATO	SLAB PORCH - OPEN	62107	354		354	8.26		2,924



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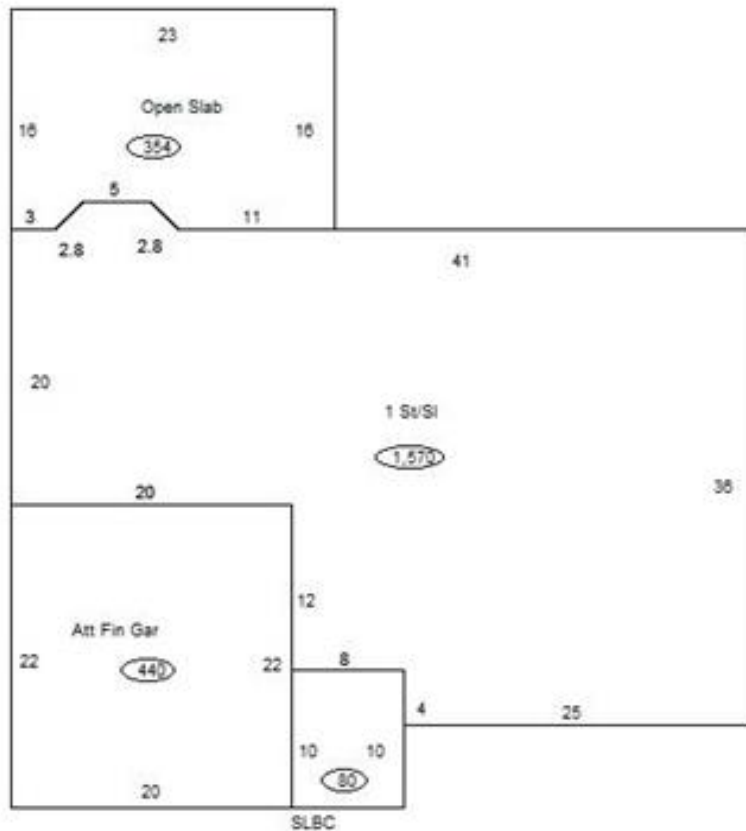
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,570	1.000	1,570
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PATO		13	Open Slab	354	1.000	354
Total Building Area						1,570		1,570



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
		Base Cost (20.24 x 160)	3,238		3,238	615	2,623