



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025419 <b>Parcel ID</b> 000000-00-0-20070-002-0004 <b>Cadastral ID</b> 30-20-15-04000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 274753 FRAME, CRAIG K & DEBORAH K  509 S GRAVITT ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00509 GRAVIT <b>Subdivision</b> FOSTER II <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 1187 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025419_003.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.18127977 -95.75176353																																																																																																																									
<b>Building Permits</b> <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 1187 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4522 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 19,698.00 x 1.85 = 36,441 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 36,441		<p>660025419_003.JPG 12/9/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	25% Veneer, Masonry 75% Frame, Siding, Wood
<b>Base/Total Area</b>	1,652 / 1,652
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,652
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 180,434 109.22 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 248,840 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.99	<b>Total Misc Impr</b>	+ 15,206	<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+ 17,947
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 231,244	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 97,122
<b>Plumbing Adj</b>	+ 9.26	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 134,122
<b>Adj Base Cost</b>	= 119.91	<b>Lot Value</b>	+ 36,441	<b>Total Area</b>	x 1,652	<b>Indicated Value</b>	= 170,563
		<b>Value Per SqFt</b>	103.25	<b>Adjusted Cost</b>	= 198,091		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 134,122 <b>Lot Value</b> 36,441 <b>Indicated Value</b> 170,563 103.25 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,277 <b>Total Value</b> 172,840 104.62 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	62110	20x12		240	23.44	5,626
PRCH	SLAB PORCH - COVERED	62111	19x10		190	23.60	4,484



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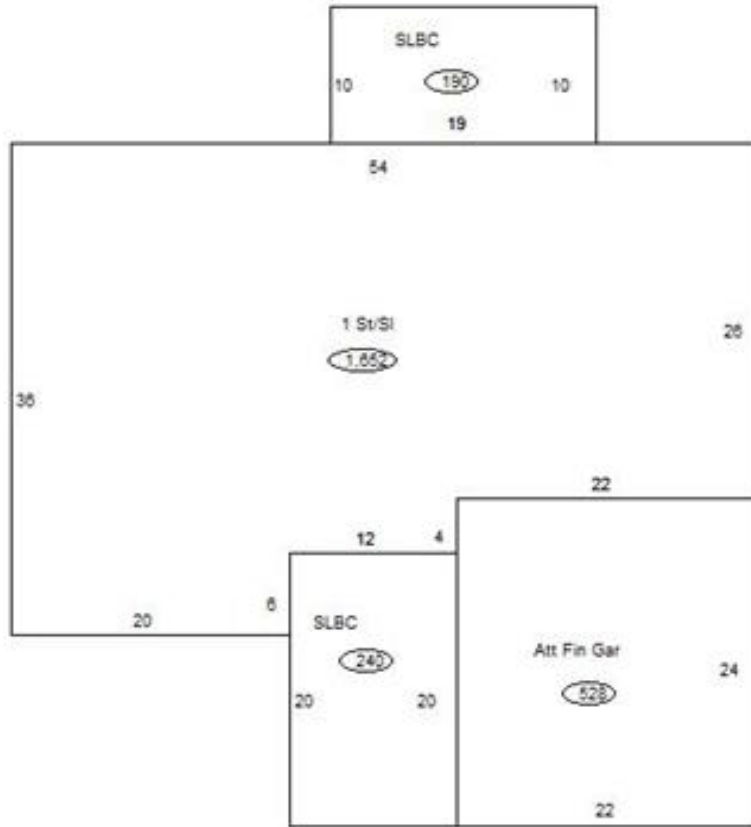
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Sketch Image

660025419



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,652	1.000	1,652
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	190	1.000	190
<b>Total Building Area</b>						<b>1,652</b>		<b>1,652</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x8x8	Plank	Formed Metal	112
	Qual	2	Cond 3	Year	2025	Eff Age 1
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.40 x 112)		2,397		2,397 120		2,277