



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:48:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025432 <b>Parcel ID</b> 000000-00-0-20070-003-0005 <b>Cadastral ID</b> 30-20-15-04130 <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> 299849 RIVERPORT APARTMENTS LLC  SAEED AZARRAFIY PO BOX 1835 TULSA OK 74101-0000  <b>Parcel Location</b> <b>Situs</b> 00504 GRAVITT <b>Subdivision</b> FOSTER II <b>Lot/Block</b> 0005 / 0003 <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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.18167296 -95.75091605																																																																																																																									
LOT 5 BLOCK 3 FOSTER II					<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> 0.4696 <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> 20,456.00 x 1.85 = 37,844 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 37,844		

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>	40% Veneer, Stone 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,074 / 1,074
<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>	1,074
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 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> 137,892 128.39 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> 143,830 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	113.23	<b>Total Misc Impr</b>	+ 7,581	<b>Roofing Adj</b>	+ 4.93	<b>Garage Cost</b>	+ 15,646
<b>Subfloor Adj</b>	+ -1.29	<b>Total RCN</b>	= 175,134	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 73,556
<b>Plumbing Adj</b>	+ 13.10	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 101,578
<b>Adj Base Cost</b>	= 141.44	<b>Lot Value</b>	+ 37,844	<b>Total Area</b>	x 1,074	<b>Indicated Value</b>	= 139,422
		<b>Value Per SqFt</b>	129.82	<b>Adjusted Cost</b>	= 151,907		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 101,578 <b>Lot Value</b> 37,844 <b>Indicated Value</b> 139,422 129.82 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 3,058 <b>Total Value</b> 142,480 132.66 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	62167	9x6		54	24.10		1,301
PATO	SLAB PORCH - OPEN	62168	110		110	10.76		1,184



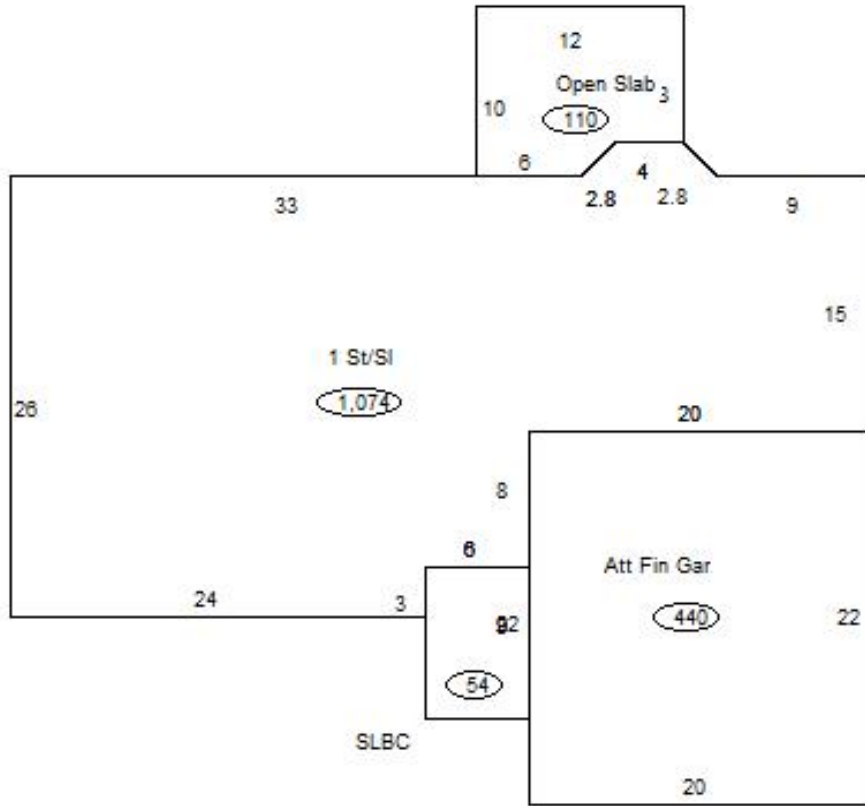
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Sketch Image

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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	1,074	1.000	1,074
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PATO		13	Open Slab	110	1.000	110
<b>Total Building Area</b>						1,074		1,074



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.60 x 96)		2,170		2,170	412	1,758
	SHDS	Shed - Small	10x8x8	Plank	Formed Metal	80	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.80 x 80)		2,064		2,064	764	1,300