



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:43:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025434 Parcel ID 000000-00-0-20070-003-0007 Cadastral ID 30-20-15-04150 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 311085 MARTINEZ, MANUEL 4917 S OAK AVE BROKEN ARROW OK 74011-0000 Parcel Location Situs 00414 GRAVITT Subdivision FOSTER II Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1187 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.18228334 -95.75088825																																																																																																																									
Building Permits					<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
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4998	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,772.00 x 1.85 = 40,278	
Factor Value		
Adjustments	1.0000	
Lot Value	40,278	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Vinyl
Base/Total Area	1,246 / 2,142
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,246
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

Cost Approach				Manual : 01/2025			
Base Cost	89.71	Total Misc Impr	+	7,087			
Roofing Adj	+ 3.02	Garage Cost	+	18,817			
Subfloor Adj	+ -1.41	Total RCN	=	268,100			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	112,602			
Plumbing Adj	+ 9.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	155,498			
Adj Base Cost	= 113.07	Lot Value	+	40,278			
Total Area	x 2,142	Indicated Value	=	195,776			
Adjusted Cost	= 242,196	Value Per SqFt		91.40			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,657	105.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	29,840		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,498		
Lot Value	40,278		
Indicated Value	195,776	91.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,776	91.40	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	62174	11x5		55	26.76		1,472



Rogers

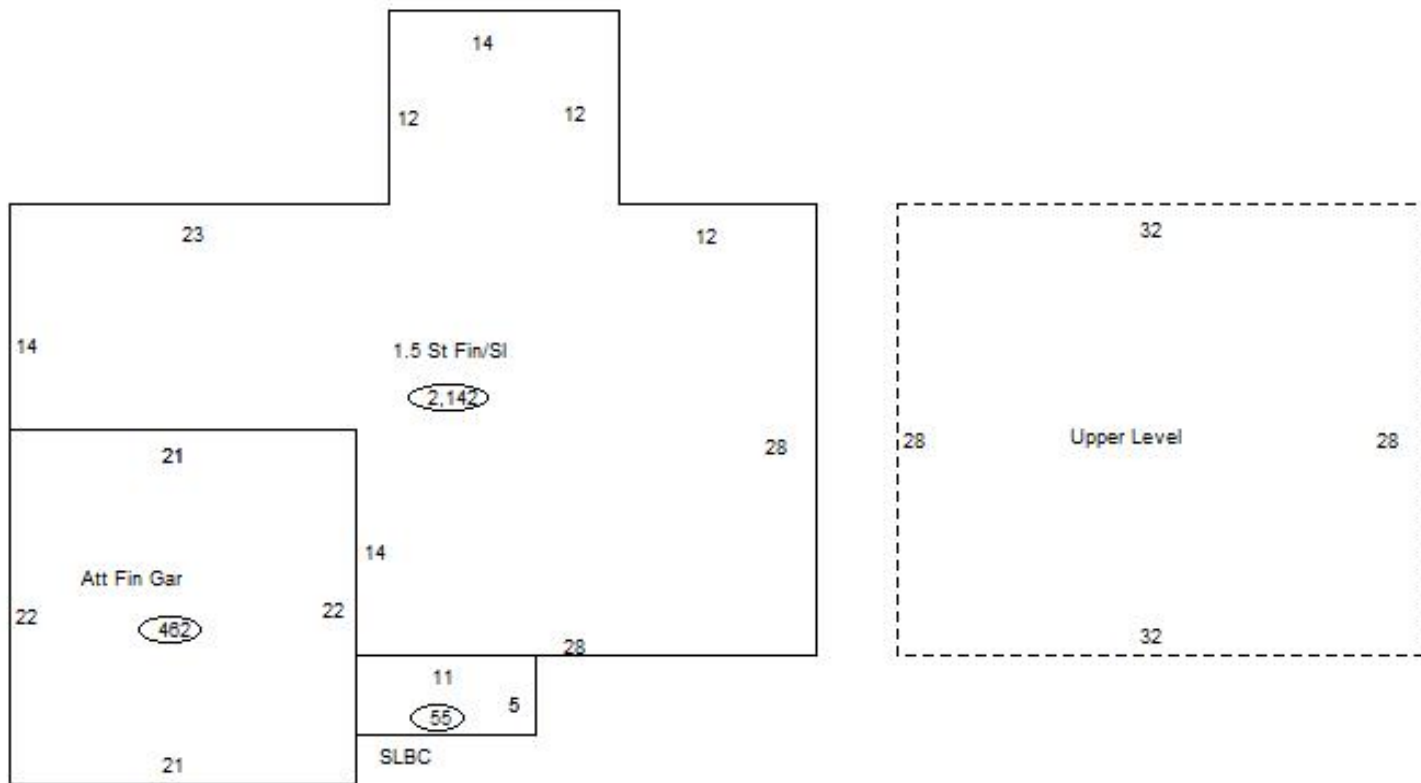
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Sketch Image

660025434



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,246	1.719	2,142
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	55	1.000	55
4	U	^UL	Overhang	13	Upper Level	896	1.000	896
Total Building Area						1,246		2,142