



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660025442													
Parcel ID	000000-00-0-20070-004-0003													
Cadastral ID	30-20-15-04230													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	346415													
MAST, KARL														
411 S GRAVITT ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	00411 GRAVITT													
Subdivision	FOSTER II													
Lot/Block	0003 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	30 / 20 / 15 / 5													
Neighborhood	1187 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
660025442_001.JPG 12/9/2025														
Legal Description Lat/Long: 36.18291654 -95.75159954														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 3 BLOCK 4 FOSTER II														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	ANDERSON, DEBRA S	02/13/2025	233,000	YES					
					2466/111	ANDERSON, MELVIN	04/10/2015	0	4					
					2461/847	STRICKLAND, REGINA	03/23/2015	0	4					
					2445/172	ANDERSON, HAZEL L	11/19/2014	0	4					
					961/166	DRISKELL, RAY D &	06/30/1994	70,000	Yes					
					817/239			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2026	Land Value	95,142	95,142	11%	10,466	Assessed	26,271	2,802.06					
Year Frozen	0	Improvements	143,681	143,681		15,805	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	238,823	238,823		26,271	Total Taxable	26,271	2,802.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660025442	MAST, KARL			1	161,285	0	17,122	1,826.00					
2024	2024-660025442	ANDERSON, MELVIN JR &			1	181,774	0	16,307	1,720.00					
2023	2023-660025442	ANDERSON, MELVIN JR &			1	141,186	0	15,530	1,594.00					
2022	2022-660025442	ANDERSON, MELVIN JR &			1	137,242	0	15,097	1,515.00					
2021	2021-660025442	ANDERSON, MELVIN JR &			1	132,037	0	14,524	1,278.00					
2020	2020-660025442	ANDERSON, MELVIN JR &			1	133,045	0	14,635	1,296.00					
2019	2019-660025442	ANDERSON, MELVIN JR &			1	127,020	0	13,972	1,255.00					
2018	2018-660025442	ANDERSON, MELVIN JR &			1	134,087	0	13,793	1,231.00					
2017	2017-660025442	ANDERSON, MELVIN JR &			1	132,945	0	13,136	1,186.00					
2016	2016-660025442	ANDERSON, MELVIN JR &			1	129,548	0	12,511	1,113.00					
2015	2015-660025442	ANDERSON, MELVIN JR &			1	128,597	0	11,915	1,065.00					
2014	2014-660025442	ANDERSON, HAZEL L			1	132,428	1000	10,348	936.00					
2013	2013-660025442	ANDERSON, HAZEL L			1	124,910	1000	10,017	897.00					



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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4409 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,206.00 x 1.85 = 35,531 Factor Value Adjustments 2.6777 Lot Value 95,142		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,762 / 1,762
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,762
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1968 / 40

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 168,875 95.84 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 174,150 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.39	Total Misc Impr	+ 33,233	Roofing Adj	+ 4.38	Garage Cost	+ 16,761
Subfloor Adj	+ -1.15	Total RCN	= 273,363	Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 131,214
Plumbing Adj	+ 8.68	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 142,149
Adj Base Cost	= 126.77	Lot Value	+ 95,142	Total Area	x 1,762	Indicated Value	= 237,291
		Value Per SqFt	134.67	Adjusted Cost	= 223,369		

Value Reconciliation
Selected Approach Cost Approach Improvements 142,149 Lot Value 95,142 Indicated Value 237,291 134.67 Per SqFt Agland Value Site Improvements 1,532 Total Value 238,823 135.54 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	62206	18x5		90	23.99		2,159
PATO	SLAB PORCH - OPEN	62207	32x10		320	8.34		2,669
EPSW	ENCLOSED PORCH - SOLID WALL	62208	32x12		384	60.70		23,309



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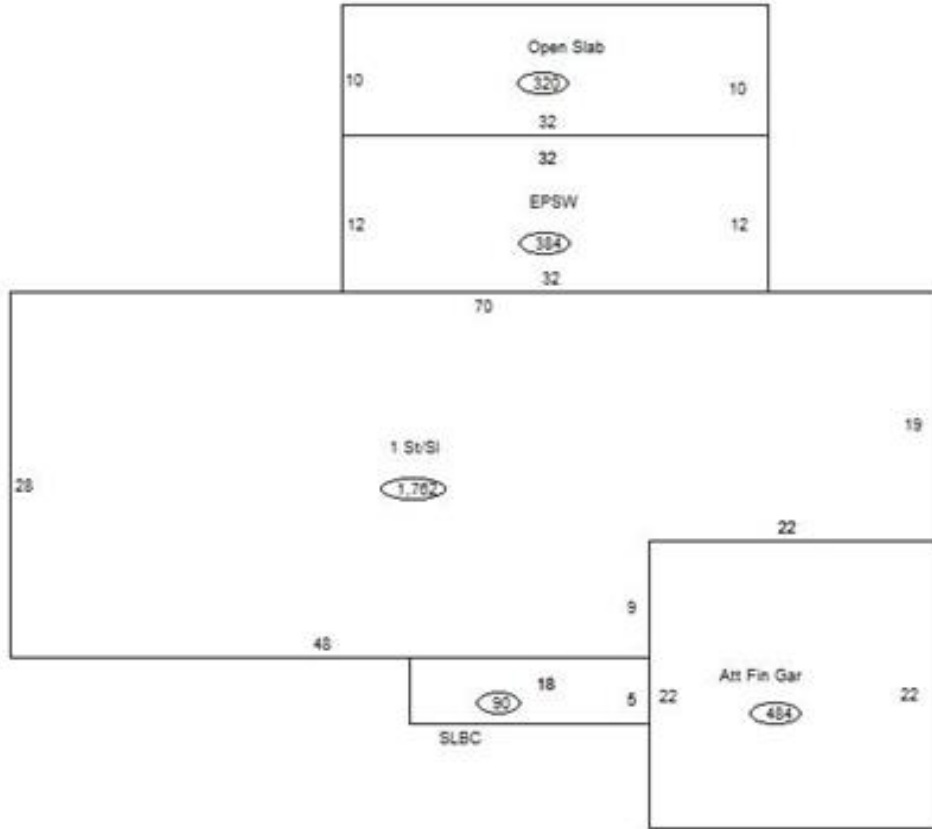
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Sketch Image

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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	1,762	1.000	1,762
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	320	1.000	320
5	M	EPSW		13	EPSW	384	1.000	384
Total Building Area						1,762		1,762



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 2	Year 2021	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (24.87 x 80)		1,990		1,990 458		1,532