



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	660025451				<p>660025451_004.JPG 12/9/2025</p>									
Parcel ID	000000-00-0-20070-004-0012													
Cadastral ID	30-20-15-04320													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	269908													
WEAVER, SUSAN A														
203 W AVANT CATOOSA OK 74015-0000														
Parcel Location														
Situs	00203 AVANT													
Subdivision	FOSTER II													
Lot/Block	0012 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	30 / 20 / 15 / 5													
Neighborhood	1187 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18226459 -95.75229920														
Building Permits														
LOT 12 BLOCK 4 FOSTER II														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1146/571	WHITE, JEFFERY L	12/11/1998	90,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	1999	Land Value	37,755	18,820	11%	2,070	Assessed	17,602	1,877.43					
Year Frozen	0	Improvements	163,188	141,202		15,532	Penalty	0						
Uncapped Value	2,439	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	200,943	160,022		17,602	Total Taxable	16,602	1,771.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025451	WEAVER, SUSAN A	1	186,092	1000	15,829	1,688.00							
2024	2024-660025451	WEAVER, SUSAN A	1	202,985	1000	15,339	1,618.00							
2023	2023-660025451	WEAVER, SUSAN A	1	157,858	1000	14,863	1,525.00							
2022	2022-660025451	WEAVER, SUSAN A	1	160,028	1000	14,401	1,446.00							
2021	2021-660025451	WEAVER, SUSAN A	1	162,954	1000	13,953	1,228.00							
2020	2020-660025451	WEAVER, DALLAS R & SUSAN A	1	161,970	1000	13,518	1,197.00							
2019	2019-660025451	WEAVER, DALLAS R & SUSAN A	1	153,671	1000	13,095	1,176.00							
2018	2018-660025451	WEAVER, DALLAS R & SUSAN A	1	158,522	1000	12,684	1,132.00							
2017	2017-660025451	WEAVER, DALLAS R & SUSAN A	1	157,169	1000	12,286	1,109.00							
2016	2016-660025451	WEAVER, DALLAS R & SUSAN A	1	153,004	1000	11,898	1,058.00							
2015	2015-660025451	WEAVER, DALLAS R & SUSAN A	1	148,390	1000	11,523	1,030.00							
2014	2014-660025451	WEAVER, DALLAS R & SUSAN A	1	151,156	1000	11,158	1,009.00							
2013	2013-660025451	WEAVER, DALLAS R & SUSAN A	1	143,723	1000	10,804	967.00							



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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4685	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	20,408.00 x 1.85 = 37,755	
Factor Value		
Adjustments	1.0000	
Lot Value	37,755	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,708 / 1,708
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,708
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	714 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	217,651	127.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	235,560 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.58	Total Misc Impr	+	25,843			
Roofing Adj	+ 4.75	Garage Cost	+	26,689			
Subfloor Adj	+ -2.32	Total RCN	=	280,584			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	120,651			
Plumbing Adj	+ 9.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,933			
Adj Base Cost	= 133.52	Lot Value	+	37,755			
Total Area	x 1,708	Indicated Value	=	197,688			
Adjusted Cost	= 228,052	Value Per SqFt		115.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,933		
Lot Value	37,755		
Indicated Value	197,688	115.74	Per SqFt
Agland Value			
Site Improvements	3,255		
Total Value	200,943	117.65	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	62242	28x5		140	26.49		3,709
EPSW	ENCLOSED PORCH - SOLID WALL	62243	20x12		240	68.83		16,519



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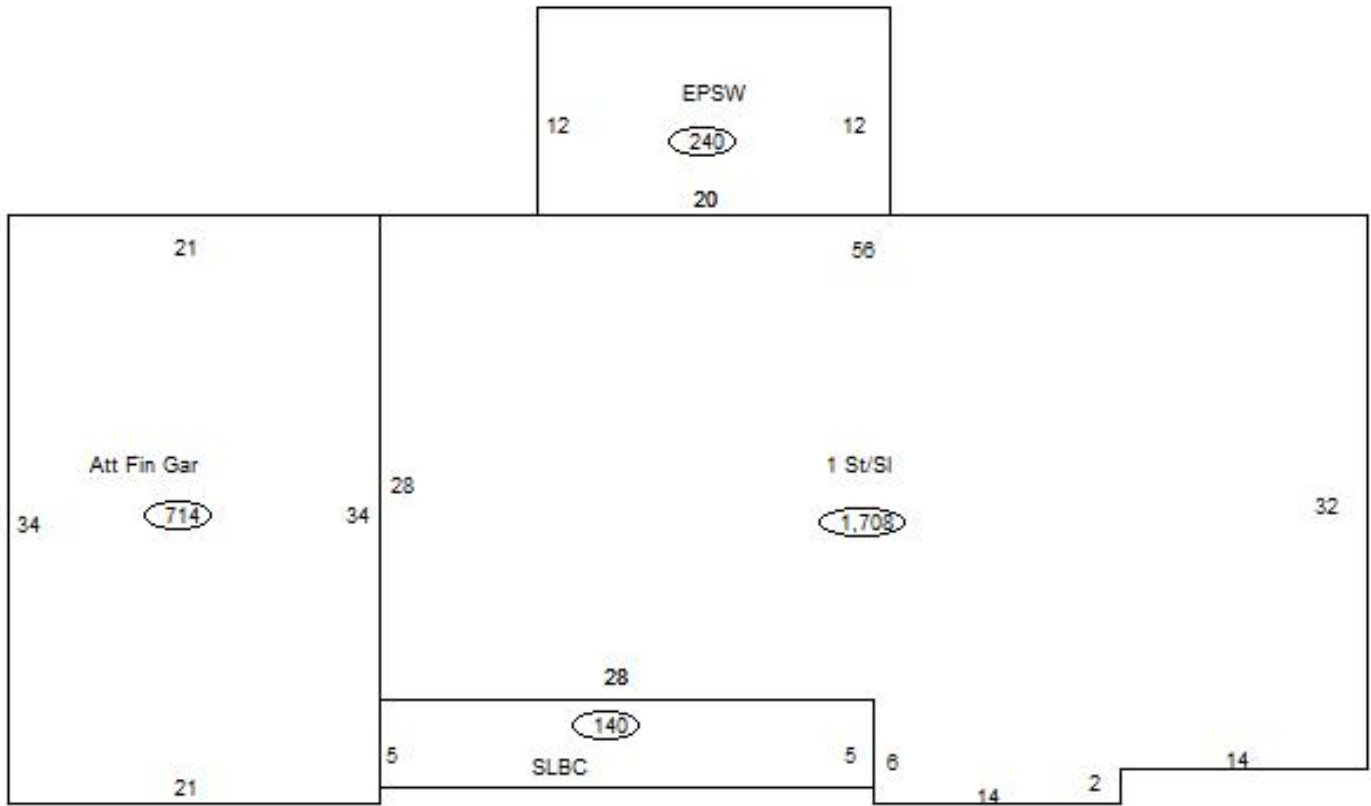
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Sketch Image

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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	1,708	1.000	1,708
2	G	5		13	Att Fin Gar	714	1.000	714
3	M	PRCH		13	SLBC	140	1.000	140
4	M	EPSW		13	EPSW	240	1.000	240
Total Building Area						1,708		1,708



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	10x10x0	Plank		100
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (27.10 x 100)		2,710	2,710	271	2,439
	PCPT	Carport - Portable - NCV	20x18x8	Base	Formed Metal	360
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 360)		1,681	1,681	1,681	
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.87 x 80)		1,990	1,990	1,174	816