



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 660025463 Parcel ID 000000-00-0-20070-006-0006 Cadastral ID 30-20-15-04440 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 255093 DIMOND, FRANK ALAN & ELLEN T 503 S OKLAHOMA ST CATOOSA OK 74015-2444					<p>660025463 10/31/25</p> <p>660025463_003.JPG 12/9/2025</p>																																																																																																																				
Parcel Location Situs 00503 S OKLAHOMA ST Subdivision FOSTER II Lot/Block 0006 / 0006 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: 36.18190256 -95.75335761					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	0.6008	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	26,172.00 x 1.85 = 48,418	
Factor Value		
Adjustments	1.0000	
Lot Value	48,418	

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	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,146 / 2,018
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,146
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	493 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	241,636 119.74 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	304,140 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.91	Total Misc Impr	+ 9,354				
Roofing Adj	+ 3.02	Garage Cost	+ 19,745				
Subfloor Adj	+ -1.42	Total RCN	= 281,006				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 126,453				
Plumbing Adj	+ 9.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 154,553				
Adj Base Cost	= 124.83	Lot Value	+ 48,418				
Total Area	x 2,018	Indicated Value	= 202,971				
Adjusted Cost	= 251,907	Value Per SqFt	100.58				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	154,553
Lot Value	48,418
Indicated Value	202,971 100.58 Per SqFt
Agland Value	
Site Improvements	26,010
Total Value	228,981 113.47 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	62287	11x3		33	26.83		885
PATO	SLAB PORCH - OPEN	62288	324		324	8.81		2,854



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x25x8	Concrete	Formed Metal	1,000
	Qual 2	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (30.60 x 1,000)		30,600	30,600	4,590		26,010