



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:35:56  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025497 <b>Parcel ID</b> 20N15E-30-1-00000-000-0000 <b>Cadastral ID</b> 30-20-15-05500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 302541 WORSHAM, GARY W &  NANCY C 311 1/2 S DELAWARE PL CATOOSA OK 74015-2414  <b>Parcel Location</b> <b>Situs</b> 00311 2 DELAWARE PL <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .44 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025497_001.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18498776 -95.74934508 THE N 62' S 288' E 310' SE SW NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.44 <b>Non-Ag Acres</b> 0.4392 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 19,132.00 x .76 = 14,614 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 14,614		 <p>660025497_001.JPG 12/9/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,088 / 1,088
<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>	0
<b>Fixture/RghIn</b>	6 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1950 / 76

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> 56,872 52.27 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.84	<b>Total Misc Impr</b>	+ 3,650	<b>Garage Cost</b>	+		
<b>Roofing Adj</b>	+ 4.32	<b>Total RCN</b>	= 133,797	<b>Depreciation ( 80%)</b>	-	107,038	
<b>Subfloor Adj</b>	+ 2.55	<b>Lump Sums</b>	+ 0	<b>RCNLD</b>	=	26,759	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Lot Value</b>	+ 14,614	<b>Indicated Value</b>	=	41,373	
<b>Plumbing Adj</b>	+ 6.61	<b>Value Per SqFt</b>	38.03				
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 119.62						
<b>Total Area</b>	x 1,088						
<b>Adjusted Cost</b>	= 130,147						

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 26,759 <b>Lot Value</b> 14,614 <b>Indicated Value</b> 41,373 38.03 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,672 <b>Total Value</b> 43,045 39.56 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62319	22x8		176	20.74		3,650



# Rogers

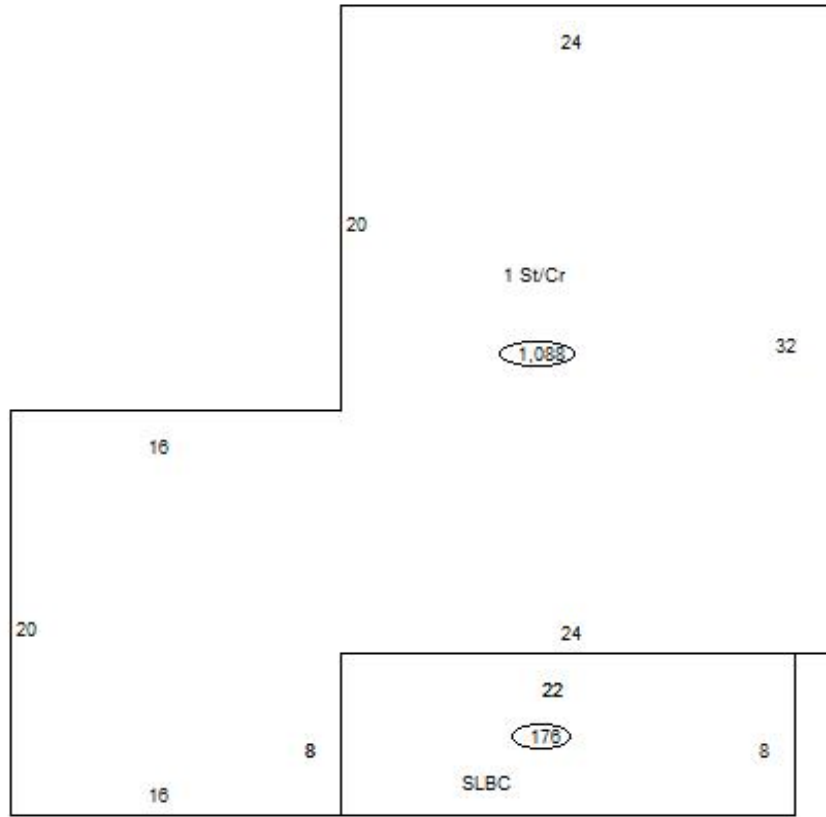
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Sketch Image

660025497



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,088	1.000	1,088
2	M	PRCH		10	SLBC	176	1.000	176
<b>Total Building Area</b>						<b>1,088</b>		<b>1,088</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	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 (25.80 x 80)		2,064		2,064 392		1,672




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Lot Data		Primary Image						
Lot Size	-	 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-3\IMG_002: 12/7/2021</p>						
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY FLOOD ZONE							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	1 - Low							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	836 / 836							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	5 /							
Bed/F/H Bath	3 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1954 / 72							
Cost Approach		Manual : 01/2025						
Base Cost	91.73	Total Misc Impr	+ 1,779					
Roofing Adj	+ 4.36	Garage Cost	+					
Subfloor Adj	+ 2.75	Total RCN	= 97,944					
Heat/Cool Adj	+ 9.48	Depreciation ( 77%)	- 75,417					
Plumbing Adj	+ 6.71	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 22,527					
Adj Base Cost	= 115.03	Lot Value	+					
Total Area	x 836	Indicated Value	= 22,527					
Adjusted Cost	= 96,165	Value Per SqFt	26.95					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62321	14x7		98	18.15		1,779
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code								
Adusted R								
Indicated Value								
Direct Comparables								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	22,527							
Lot Value								
Indicated Value	22,527	26.95	Per SqFt					
Agland Value								
Site Improvements								
Total Value	22,527	26.95	Total Value Per SqFt					



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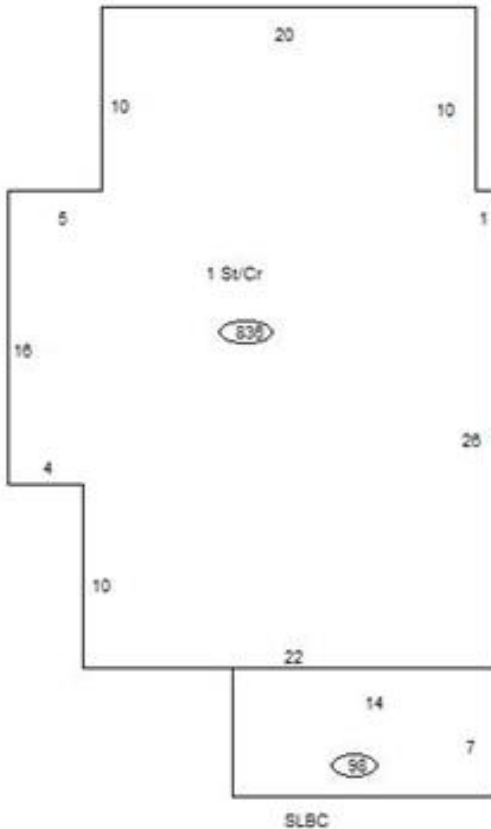
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Sketch Image

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<b>Total Building Area</b>						836		836