



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025498 Parcel ID 20N15E-30-1-00000-000-0000 Cadastral ID 30-20-15-05600 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 322227 HUYNH, NGAT TUAN PO BOX 451834 GROVE OK 74345-0000 Parcel Location Situs 00315 DELAWARE Subdivision Lot/Block / Parcel Size .22 - Acres Sec/Twn/Rng 30 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660025498_001.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.18466377 -95.74912277 N 62' S 164' E 150' SE SW NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 0.22 Non-Ag Acres 0.2133 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 9,291.00 x .80 = 7,433 Factor Value Adjustments 1.0000 Lot Value 7,433		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	78,414	52.28	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	87.34	Total Misc Impr	+ 3,165				
Roofing Adj	+ 3.96	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 171,675				
Heat/Cool Adj	+ 10.30	Depreciation (62%)	- 106,439				
Plumbing Adj	+ 8.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,236				
Adj Base Cost	= 112.34	Lot Value	+ 7,433				
Total Area	x 1,500	Indicated Value	= 72,669				
Adjusted Cost	= 168,510	Value Per SqFt	48.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,236		
Lot Value	7,433		
Indicated Value	72,669	48.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	72,669	48.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62323	20x6		120	20.92		2,510
PATO	SLAB PORCH - OPEN	62324	8x8		64	10.24		655



Rogers

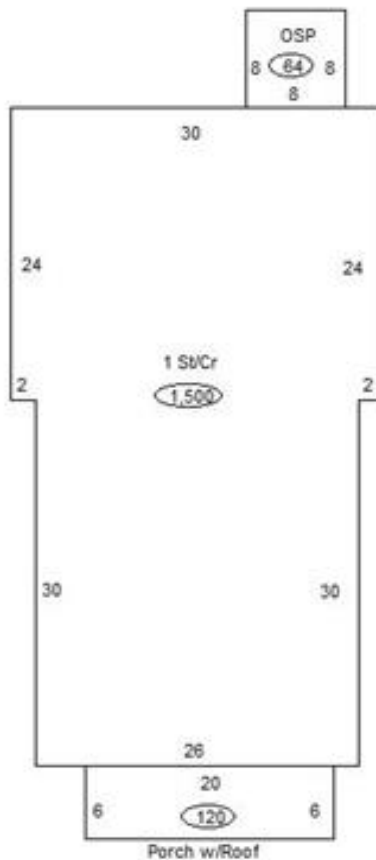
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Sketch Image

660025498



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,500	1.000	1,500
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,500		1,500