



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 660025553 <b>Parcel ID</b> 20N15E-30-1-00000-000-0000 <b>Cadastral ID</b> 30-20-15-11200 <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> 270860 BRADLEY, MARILYN JOYCE REVOCABLE TRUST  311 S ELWOOD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00311 S ELWOOD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .11 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025553 11/03/25</p> <p>660025553_002.JPG 12/9/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.18483620 -95.75068709 N 50' S 250' W 100' 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> 1 <b>Non-Ag Acres</b> 0.1148 <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> 5,001.00 x .80 = 4,001 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 4,001		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<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>	1,456 / 1,456
<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>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 20

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> 121,477 83.43 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>	84.90	<b>Total Misc Impr</b>	+ 9,189	<b>Roofing Adj</b>	+ 3.82	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.24	<b>Total RCN</b>	= 169,276	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 27%)</b>	- 45,705
<b>Plumbing Adj</b>	+ 8.69	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 123,571
<b>Adj Base Cost</b>	= 109.95	<b>Lot Value</b>	+ 4,001	<b>Total Area</b>	x 1,456	<b>Indicated Value</b>	= 127,572
		<b>Value Per SqFt</b>	87.62	<b>Adjusted Cost</b>	= 160,087		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 123,571 <b>Lot Value</b> 4,001 <b>Indicated Value</b> 127,572 87.62 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,612 <b>Total Value</b> 129,184 88.73 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	62377	28x8		224	20.59		4,612



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### Sketch Image

660025553



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,456	1.000	1,456
2	M	PRCH		10	SLBC	224	1.000	224
<b>Total Building Area</b>						1,456		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	Carport - Portable - NCV	20x18x8	Concrete	Formed Metal	360	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.28 x 360)		1,901		1,901	1,901	
	SHDS	Shed - Small	10x8x8	Plank	Composition Shingle	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 (24.87 x 80)		1,990		1,990	378	1,612