



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:48:55
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Assessment Data					Primary Image																																																																																																																				
Account 660029012 Parcel ID 000000-00-0-20080-011-0009 Cadastral ID 34-20-14-04510 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 296257 MCGEHEE, FRANCES L-TRUST & DENNIS J MCGEHEE RR 2 BOX 247-20 NOWATA OK 74048-9670 Parcel Location Situs 15703 E LATIMER PL Subdivision HIGHLAND ACRES SECOND ADD AMD Lot/Block 0009 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660029012_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17196143 -95.80143380 LOT 9 BLOCK 11 HIGHLAND AC II AMD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2758		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	12,015.00 x 2.45 = 29,437		
Factor Value			
Adjustments	1.0000		
Lot Value	29,437		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,224 / 1,224
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	396 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	135,846	110.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	112,900 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.52	Total Misc Impr	+ 15,000				
Roofing Adj	+ 4.99	Garage Cost	+ 16,897				
Subfloor Adj	+ 0.00	Total RCN	= 179,793				
Heat/Cool Adj	+ 0.93	Depreciation (55%)	- 98,886				
Plumbing Adj	+ 9.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 80,907				
Adj Base Cost	= 120.83	Lot Value	+ 29,437				
Total Area	x 1,224	Indicated Value	= 110,344				
Adjusted Cost	= 147,896	Value Per SqFt	90.15				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,907		
Lot Value	29,437		
Indicated Value	110,344	90.15	Per SqFt
Agland Value			
Site Improvements	900		
Total Value	111,244	90.89	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	69430	26x6		156	26.44		4,125
PRCH	SLAB PORCH - COVERED	69431	20x10		200	26.30		5,260



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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	Crawl	13	1 St/Cr	1,224	1.000	1,224
2	G	5		13	Att Fin Gar	396	1.000	396
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,224		1,224



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x8x7	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
	LNT0	Lean To - Attached	5x10x6	Dirt	Formed Metal	50	
	Qual	2	Cond 2	Year 2000	Eff Age 26		
		Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (8.42 x 50)	421		421	337	84