



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 660029151 Parcel ID 20N14E-34-4-00000-000-0000 Cadastral ID 34-20-14-06600 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348162 VANG, THONI & MELISSA YANG REVOCABLE LIVING TRUST 32126 CALHOON RD SHADY POINT OK 74956-0000 Parcel Location Situs 00905 N 153RD E AVE Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 34 / 20 / 14 / 4 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS					<p>660029151_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16845268 -95.80531741 S2 NW NW SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.9038 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 213,608.00 x .73 = 156,940 Factor Value Adjustments 1.0000 Lot Value 156,940		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,091 / 3,091
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,091
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	806 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1999 / 20



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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	468,613	151.61	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.78	Total Misc Impr	+ 11,977				
Roofing Adj	+ 5.62	Garage Cost	+ 45,869				
Subfloor Adj	+ -4.35	Total RCN	= 475,347				
Heat/Cool Adj	+ 16.31	Depreciation (23%)	- 109,330				
Plumbing Adj	+ 8.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 366,017				
Adj Base Cost	= 135.07	Lot Value	+ 156,940				
Total Area	x 3,091	Indicated Value	= 522,957				
Adjusted Cost	= 417,501	Value Per SqFt	169.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	366,017		
Lot Value	156,940		
Indicated Value	522,957	169.19	Per SqFt
Agland Value			
Site Improvements	46,030		
Total Value	568,987	184.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69741	66		66	32.99		2,177
PRCH	SLAB PORCH - COVERED	69742	8x4		32	33.09		1,059
PRCH	SLAB PORCH - COVERED	69743	273		273	32.02		8,741



Rogers

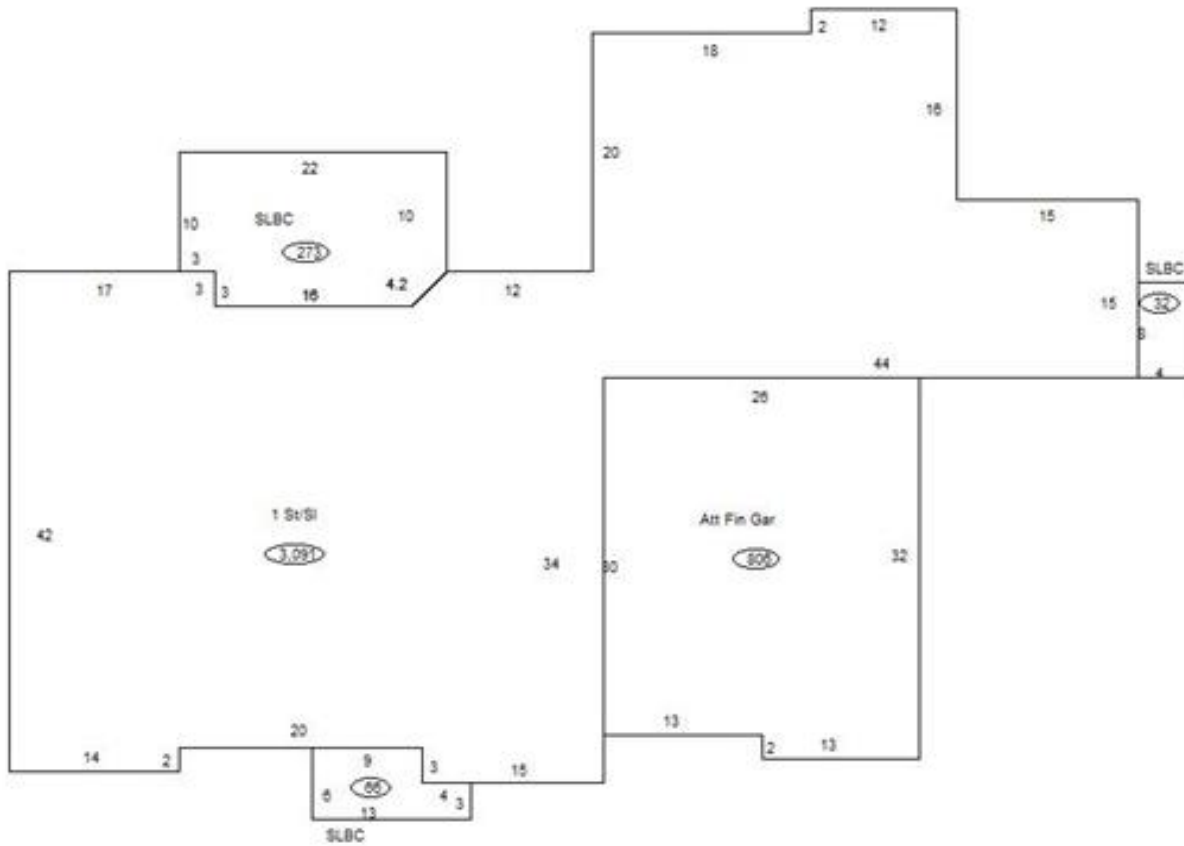
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,091	1.000	3,091
2	G	5		13	Att Fin Gar	806	1.000	806
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PRCH		13	SLBC	32	1.000	32
5	M	PRCH		13	SLBC	273	1.000	273
Total Building Area						3,091		3,091



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	25x25x8	Dirt	Formed Metal	625
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)	
Base Cost (4.61 x 625)		2,881		2,881	2,881	
	PCPT	Carport - Portable - NCV	25x25x8	Dirt	Formed Metal	625
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)	
Base Cost (4.61 x 625)		2,881		2,881	2,881	
	BNGP	Barn - General Purpose	80x20x8	Dirt	Formed Metal	1,600
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
Base Cost (20.11 x 1,600)		32,176		32,176	15,766	16,410
	GRDT	GARAGE - DETACHED	30x51x10	Concrete	Composition Shingle	1,530
	Qual	4	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
Base Cost (37.96 x 1,530)		58,079		58,079	28,459	29,620