



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:27:49
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Assessment Data					Primary Image																																																																																																															
Account 660029407 Parcel ID 000000-00-0-00027-001-0003 Cadastral ID 34-21-15-03990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 316087 MEG&KCG REAL ESTATE INVESTORS LLC PO BOX 451 CATOOSA OK 74015-0000 Parcel Location Situs 07087 HEATHER DR Subdivision BATTENFIELD ACRES 4 Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																				
Legal Description Lot/Long: 36.26005777 -95.70264098 LOT 3 BLOCK 1 BATTENFIELD ACRES 4																																																																																																																				
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0105	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,018.00 x 1.69 = 74,441	
Factor Value		
Adjustments	1.0000	
Lot Value	74,441	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,642 / 1,642
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,642
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	110.75	Total Misc Impr	+ 10,174				
Roofing Adj	+ 4.44	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.15	Total RCN	= 243,723				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 107,238				
Plumbing Adj	+ 8.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 136,485				
Adj Base Cost	= 134.09	Lot Value	+ 74,441				
Total Area	x 1,642	Indicated Value	= 210,926				
Adjusted Cost	= 220,176	Value Per SqFt	128.46				



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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	176,021	107.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	244,840		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,485		
Lot Value	74,441		
Indicated Value	210,926	128.46	Per SqFt
Agland Value			
Site Improvements	6,250		
Total Value	217,176	132.26	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	70406	18x12		216	23.51		5,078



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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/Sl	1,642	1.000	1,642
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						1,642		1,642



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	18,750	6,250
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					