



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:39:36
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Assessment Data					Primary Image																																																																																																																				
Account 660029899 Parcel ID 20N14E-35-1-00000-000-0000 Cadastral ID 35-20-14-00800 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 275445 WHITE, JOHN F & MARY B TRUSTEES JEMA TRUST PO BOX 1078 CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 17421 E OKLAHOMA ST Subdivision Lot/Block / Parcel Size .94 - Acres Sec/Twn/Rng 35 / 20 / 14 / 1 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17573136 -95.78200670 E 125' S2 NW NE NE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 0.94 Non-Ag Acres 0.8959 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 39,027.00 x 1.28 = 49,955 Factor Value Adjustments 1.0000 Lot Value 49,955		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	988 / 1,976
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	988
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 63

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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	110,481	55.91	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	68.05	Total Misc Impr	+ 2,623				
Roofing Adj	+ 2.12	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 166,631				
Heat/Cool Adj	+ 10.30	Depreciation (70%)	- 116,642				
Plumbing Adj	+ 2.53	Lump Sums	+ 2,272				
Basement Adj	+ 0.00	RCNLD	= 52,261				
Adj Base Cost	= 83.00	Lot Value	+ 49,955				
Total Area	x 1,976	Indicated Value	= 102,216				
Adjusted Cost	= 164,008	Value Per SqFt	51.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,261		
Lot Value	49,955		
Indicated Value	102,216	51.73	Per SqFt
Agland Value			
Site Improvements	1,649		
Total Value	103,865	52.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	71560	10x10		100	24.17	6%	2,272
PATO	SLAB PORCH - OPEN	71561	8x5		40	10.24		410
PATO	SLAB PORCH - OPEN	71562	26x10		260	8.51		2,213



Rogers

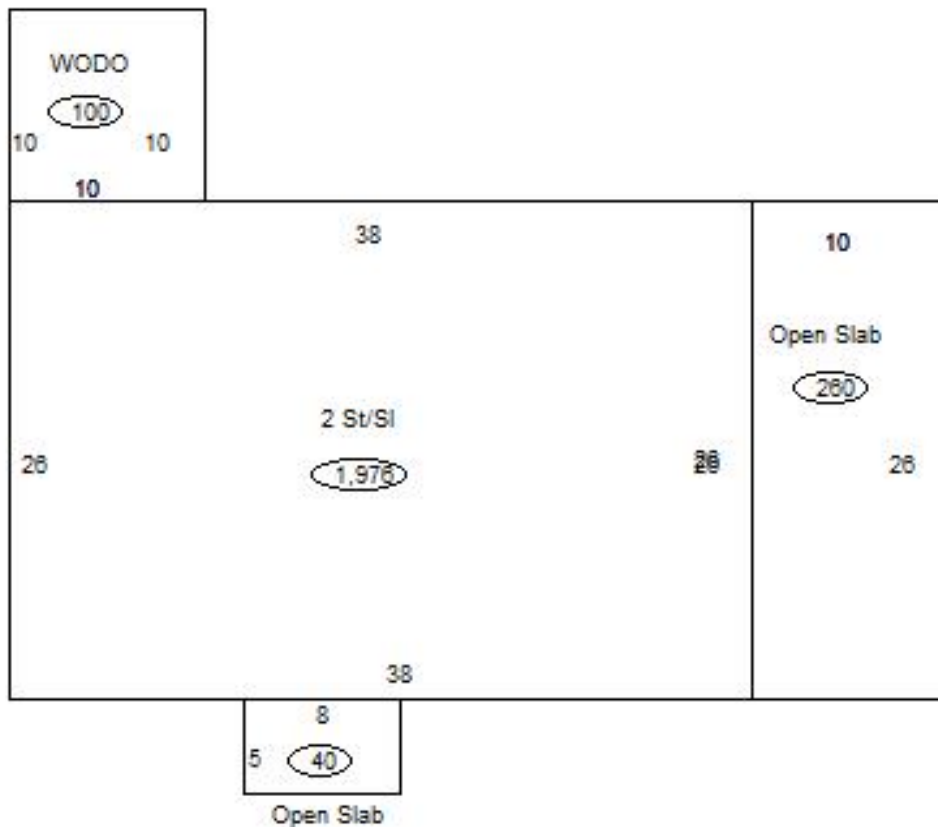
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Sketch Image

660029899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	988	2.000	1,976
2	M	WODO		13	WODO	100	1.000	100
3	M	PATO		13	Open Slab	40	1.000	40
4	M	PATO		13	Open Slab	260	1.000	260
Total Building Area						988		1,976



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Plank	Formed Metal	96
	Qual 4	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (31.80 x 96)	3,053		3,053	1,404
				1,649