



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:00:59
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Assessment Data					Primary Image									
Account	660029921													
Parcel ID	20N14E-35-1-00000-000-0000													
Cadastral ID	35-20-14-02900													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	172704													
ROTH, SANDRA GAIL														
PO BOX 1619 CATOOSA OK 74015-0000														
Parcel Location														
Situs	01400 N 170TH E AVE													
Subdivision														
Lot/Block	/	Parcel Size	3.55 - Acres											
Sec/Twn/Rng	35 / 20 / 14 / 1													
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17587942 -95.78681749														
E2 NW NW NE LESS N 192' E 329' THEREOF														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	126,565	60,082	11%	6,609	Assessed	26,240 2,798.76						
Year Frozen	0	Improvements	285,051	178,466		19,631	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	411,616	238,548		26,240	Total Taxable	25,240 2,692.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029921	ROTH, SANDRA GAIL	1	389,254	1000	24,477	2,611.00							
2024	2024-660029921	ROTH, SANDRA GAIL	1	392,152	1000	23,735	2,504.00							
2023	2023-660029921	ROTH, SANDRA GAIL	1	275,137	1000	23,014	2,362.00							
2022	2022-660029921	ROTH, SANDRA GAIL	1	264,818	1000	22,314	2,240.00							
2021	2021-660029921	ROTH, SANDRA GAIL	1	248,005	1000	21,635	1,903.00							
2020	2020-660029921	ROTH, SANDRA GAIL	1	249,838	1000	20,976	1,858.00							
2019	2019-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	233,886	1000	20,336	1,826.00							
2018	2018-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	240,931	1000	19,715	1,760.00							
2017	2017-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	218,276	1000	17,076	1,542.00							
2016	2016-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	214,626	1000	16,549	1,472.00							
2015	2015-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	209,512	1000	16,039	1,434.00							
2014	2014-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	215,905	1000	15,542	1,406.00							
2013	2013-660029921	ROTH, JOSEPH L & SANDRA GAIL	1	215,755	1000	15,061	1,348.00							



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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 3.4807 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 151,618.00 x .83 = 126,565 Factor Value Adjustments 1.0000 Lot Value 126,565		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,901 / 1,901
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	1,901
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	
Year/Eff Age	1950 / 57



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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	326,036	171.51	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.27	Total Misc Impr	+	27,346			
Roofing Adj	+ 8.20	Garage Cost	+	23,958			
Subfloor Adj	+ -4.68	Total RCN	=	313,642			
Heat/Cool Adj	+ 16.31	Depreciation (60%)	-	188,185			
Plumbing Adj	+ 6.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,457			
Adj Base Cost	= 138.00	Lot Value	+	126,565			
Total Area	x 1,901	Indicated Value	=	252,022			
Adjusted Cost	= 262,338	Value Per SqFt		132.57			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,457		
Lot Value	126,565		
Indicated Value	252,022	132.57	Per SqFt
Agland Value			
Site Improvements	105,469		
Total Value	357,491	188.05	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	71632		458	458	31.44		14,400
PRCH	SLAB PORCH - COVERED	71633		44x4	176	32.40		5,702



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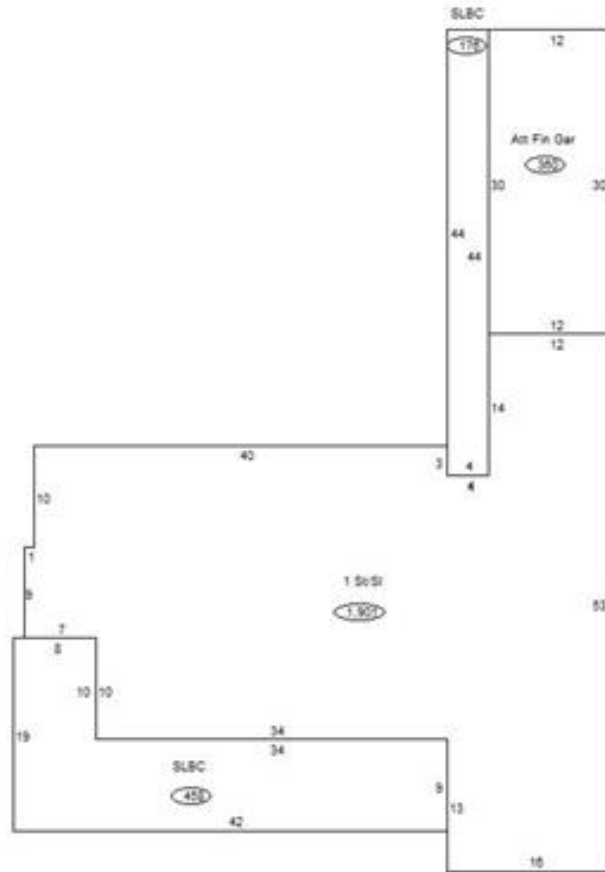
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Sketch Image

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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	1,901	1.000	1,901
2	M	PRCH		13	SLBC	458	1.000	458
3	M	PRCH		13	SLBC	176	1.000	176
4	G	5		13	Att Fin Gar	360	1.000	360
Total Building Area						1,901		1,901



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building STUCCO	30x32x0	Concrete	Composition Shingle	960
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (34.40 x 960)	33,024		33,024	4,293	28,731
	UTIL	Utility Building STUCCO	12x32x8	Concrete	Composition Shingle	384
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (33.23 x 384)	12,760		12,760	1,659	11,101
	UTIL	Utility Building	22x46x12	Concrete	Formed Metal	1,012
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (29.66 x 1,012)	30,016		30,016	3,902	26,114
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		412
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (53.15 x 412)	21,898		21,898	9,635	12,263
	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (4.38 x 360)	1,577		1,577	520	1,057
	SHDS	Shed - Small STUCCO	10x20x7	Concrete	Formed Metal	200
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (28.52 x 200)	5,704		5,704	2,110	3,594
	UTIL	Utility Building STUCCO	80x60x10	Concrete	Composition Shingle	4,800
	Qual	3	Cond 3	Year 0	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (23.04 x 4,800)	110,592		110,592	88,474	22,118



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR (POOL STORAGE)	7x15x0			105
	Qual	0	Cond	Year	0	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 105)	491		491	491



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Lot Data		Primary Image						
Lot Size	-	<p>\\tsclient\C\Users\rln\Pictures\2017-03-08 03-08-17\03-08-17 068.J 3/16/2017</p>						
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	4 - Good							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	796 / 796							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	4 Metal, Preformed							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1950 / 57							
Cost Approach		Manual : 01/2025						
Base Cost	132.11	Total Misc Impr	+ 2,373					
Roofing Adj	+ 8.63	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	= 135,313					
Heat/Cool Adj	+ 16.31	Depreciation (60%)	- 81,188					
Plumbing Adj	+ 9.96	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 54,125					
Adj Base Cost	= 167.01	Lot Value	+					
Total Area	x 796	Indicated Value	= 54,125					
Adjusted Cost	= 132,940	Value Per SqFt	68.00					
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	54,125							
Lot Value								
Indicated Value	54,125	68.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	54,125	68.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71634	12x6		72	32.96		2,373



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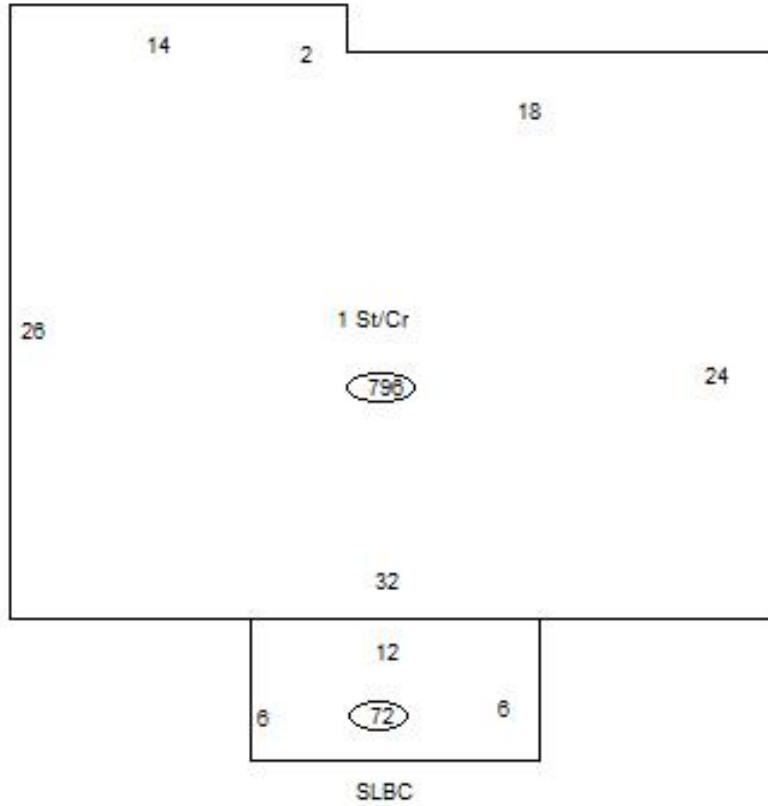
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	72	1.000	72
2	R	1	Crawl	10	1 St/Cr	796	1.000	796
Total Building Area						796		796