



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:40:07
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Assessment Data					Primary Image																																																																																																																				
Account 660030350 Parcel ID 20N14E-35-1-00000-000-0000 Cadastral ID 35-20-14-09900 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 347873 MAYHUE, JOHN B & SAUNDRA D 607 PRATTWOOD CIR SAND SPRINGS OK 74063-0000 Parcel Location Situs 17515 E OKLAHOMA ST Subdivision Lot/Block / Parcel Size 1.66 - Acres Sec/Twn/Rng 35 / 20 / 14 / 1 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-10\IMG_010 6/10/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17573296 -95.78140928 W 220' S 330' NE NE NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1.66 Non-Ag Acres 1.5009 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 65,379.00 x 1.15 = 75,394 Factor Value Adjustments 1.0000 Lot Value 75,394		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,572 / 1,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,572
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

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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	170,768	108.63	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.32	Total Misc Impr	+	12,863			
Roofing Adj	+ 4.47	Garage Cost	+	17,307			
Subfloor Adj	+ -1.15	Total RCN	=	229,421			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	110,122			
Plumbing Adj	+ 6.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,299			
Adj Base Cost	= 126.75	Lot Value	+	75,394			
Total Area	x 1,572	Indicated Value	=	194,693			
Adjusted Cost	= 199,251	Value Per SqFt		123.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,299		
Lot Value	75,394		
Indicated Value	194,693	123.85	Per SqFt
Agland Value			
Site Improvements	8,971		
Total Value	203,664	129.56	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	72234	17x8		136	23.81		3,238
PRCH	SLAB PORCH - COVERED	72235	32x6		192	23.59		4,529



Rogers

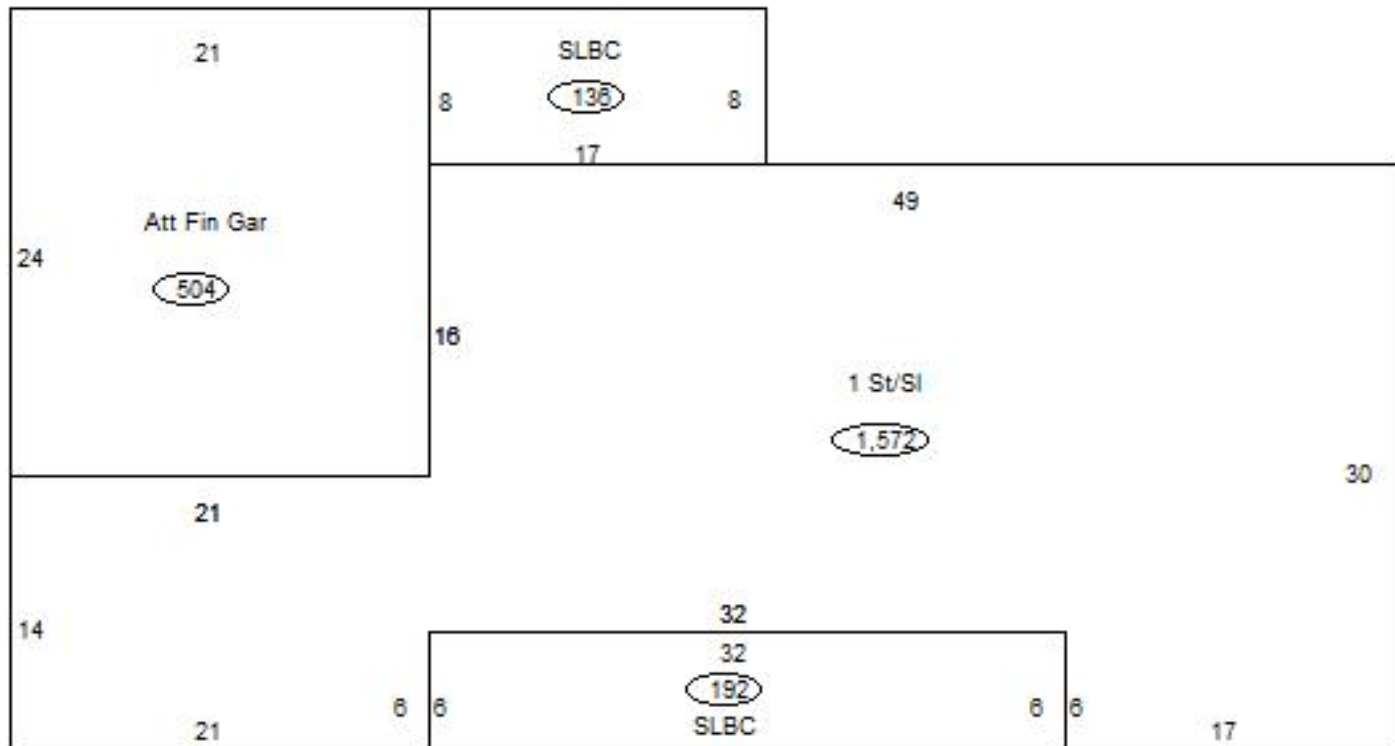
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Sketch Image

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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/Sl	1,572	1.000	1,572
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						1,572		1,572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	20x20x8	Concrete	Composition Shingle	400	
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (29.50 x 400)		11,800	11,800	5,782	6,018	
SHDS	Shed - Small	10x16x7	Plank	Composition Shingle	160	
Qual	3.5	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (25.53 x 160)		4,085	4,085	2,410	1,675	
SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (25.97 x 120)		3,116	3,116	1,838	1,278	
SHDS	Shed - Small	0x0x0	Dirt			
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ 100% Func)	RCNLD	
Base Cost (31.45 x)						



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable	1							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		\\tsclient\C\Users\rln\Pictures\2017-03-08 03-08-17\03-08-17 031.J 3/15/2017						
Residential Data		GRM Approach						
Type	1 Single Family Residence	GRM Code						
Condition	3 - Average	Gross Rent	0.00					
Quality	2 - Fair	Indicated Value						
Architecture	TRAD TRADITIONAL	Multiple Regression						
Style	100% One Story	MRA Code	1 Test					
Exterior Wall	100% Frame, Siding, Wood	Adusted R	0.8445					
Base/Total Area	864 / 864	Indicated Value	73,017 84.51 Per SqFt					
Style	100% One Story	Direct Comparables						
HVAC	100% Warmed & Cooled Air	Selection Model	1 Res					
Roof Cover	1 Composition Shingle	Adjustment Model	1 2022 Residential					
Area on Slab	0	Comparables						
Fixture/RghIn	4 /	Indicated Value						
Bed/F/H Bath	1 / 1.0 /	Value Reconciliation						
Basement Area		Selected Approach	Cost Approach					
Garage Type		Improvements	59,637					
Remodel		Lot Value						
Year/Eff Age	1984 / 32	Indicated Value	59,637 69.02 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	59,637 69.02 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	98.76	Total Misc Impr	+ 1,267					
Roofing Adj	+ 4.42	Garage Cost	+ 0					
Subfloor Adj	+ 2.52	Total RCN	= 106,494					
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 46,857					
Plumbing Adj	+ 5.79	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 59,637					
Adj Base Cost	= 121.79	Lot Value	+ 0					
Total Area	x 864	Indicated Value	= 59,637					
Adjusted Cost	= 105,227	Value Per SqFt	69.02					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72237	10x6		60	21.11		1,267



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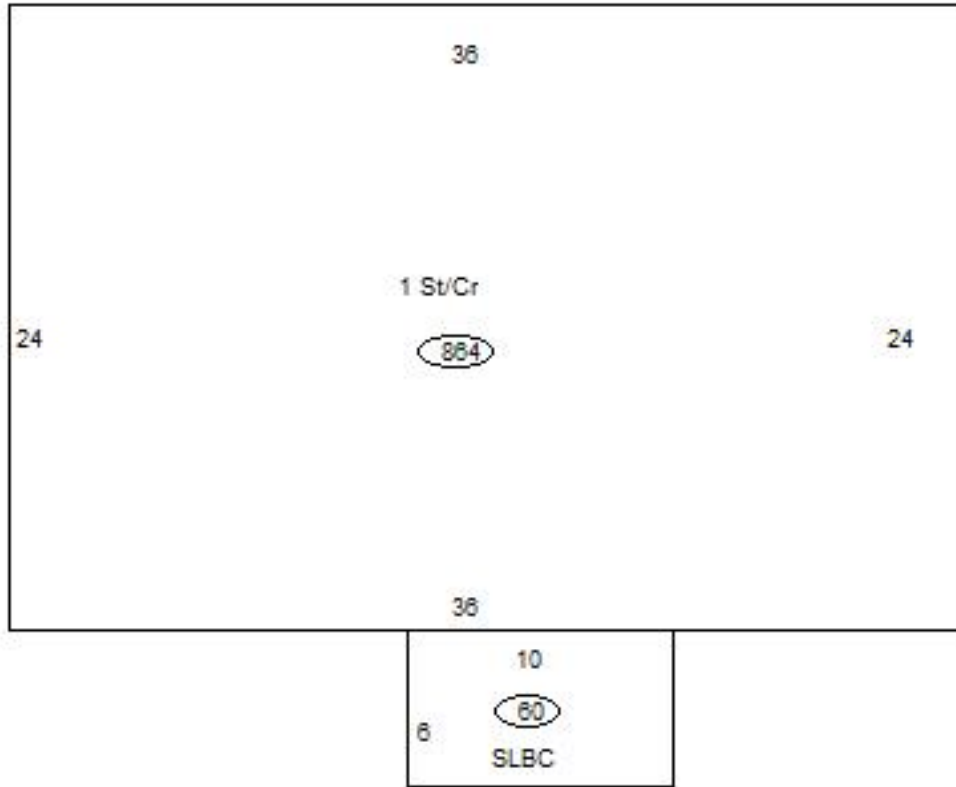
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	864	1.000	864
2	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						864		864