



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:19:28  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030436 <b>Parcel ID</b> 000000-00-0-00597-002-0014 <b>Cadastral ID</b> 35-20-15-05260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 204204 LEEDS, CHERYL &  ROBERT 30456 A ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30456 A ST SE <b>Subdivision</b> PLAINVIEW <b>Lot/Block</b> 0014 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 5 <b>Neighborhood</b> 1034 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660030436_001.JPG 11/10/25</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.16735446 -95.68112658 LOT 14 BLOCK 2 PLAINVIEW																																																																																																																									
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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.3291 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 101,456.00 x .74 = 75,486 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,486		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	960 / 960
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1961 / 49

660030436_001.JPG	11/10/25
660030436_001.JPG	1/13/2026

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	98,116	102.20	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	88.62	<b>Total Misc Impr</b>	+	9,775			
<b>Roofing Adj</b>	+ 4.11	<b>Garage Cost</b>	+	15,667			
<b>Subfloor Adj</b>	+ 2.44	<b>Total RCN</b>	=	125,455			
<b>Heat/Cool Adj</b>	+ 0.73	<b>Depreciation ( 58%)</b>	-	72,764			
<b>Plumbing Adj</b>	+ 8.28	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	52,691			
<b>Adj Base Cost</b>	= 104.18	<b>Lot Value</b>	+	75,486			
<b>Total Area</b>	x 960	<b>Indicated Value</b>	=	128,177			
<b>Adjusted Cost</b>	= 100,013	<b>Value Per SqFt</b>		133.52			

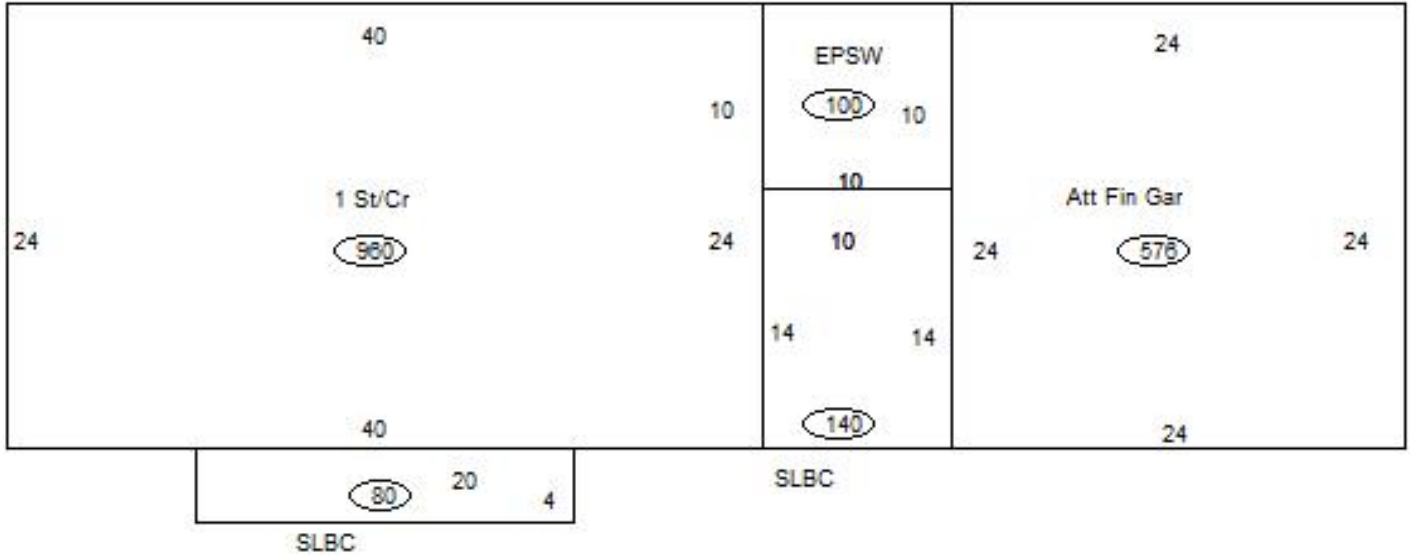
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	52,691		
<b>Lot Value</b>	75,486		
<b>Indicated Value</b>	128,177	133.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,058		
<b>Total Value</b>	129,235	134.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72419	14x10		140	20.15		2,821
PRCH	SLAB PORCH - COVERED	72420	20x4		80	20.32		1,626
EPSW	ENCLOSED PORCH - SOLID WALL	72421	10x10		100	53.28		5,328



Sketch Image

660030436



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	960	1.000	960
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	80	1.000	80
5	M	EPSW		13	EPSW	100	1.000	100
<b>Total Building Area</b>						960		960



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2000	Eff Age 20	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.50 x 120)		2,580		2,580		1,058