



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:19:30
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030439 Parcel ID 000000-00-0-00597-003-0001 Cadastral ID 35-20-15-05290 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 321170 WOLF, CARL S & LYNDSEY MARIE SMITH 30102 B ST CATOOSA OK 74015-0000 Parcel Location Situs 30102 B ST Subdivision PLAINVIEW Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.16916849 -95.68338288																																																																																																																									
LOT 1 BLOCK 3 PLAINVIEW					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>R23 391</td> <td>R24 NEW DTCH ACC BLDG 30X50 150'</td> <td>12/2023</td> <td>03/2024</td> <td>30,000</td> </tr> <tr> <td>R18</td> <td>R19-REMODEL</td> <td>08/2017</td> <td>08/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 391	R24 NEW DTCH ACC BLDG 30X50 150'	12/2023	03/2024	30,000	R18	R19-REMODEL	08/2017	08/2018																																																																																																		
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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.28	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	99,319.00 x .76 = 75,272	
Factor Value		
Adjustments	1.0000	
Lot Value	75,272	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,392 / 3,880
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,392
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	640 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

660030439	11/10/25
660030439_001.JPG	1/13/2026

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	512,614	132.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.70	Total Misc Impr	+	15,121			
Roofing Adj	+ 3.61	Garage Cost	+	37,062			
Subfloor Adj	+ -2.85	Total RCN	=	528,298			
Heat/Cool Adj	+ 16.31	Depreciation (50%)	-	264,149			
Plumbing Adj	+ 6.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	264,149			
Adj Base Cost	= 122.71	Lot Value	+	75,272			
Total Area	x 3,880	Indicated Value	=	339,421			
Adjusted Cost	= 476,115	Value Per SqFt		87.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,149		
Lot Value	75,272		
Indicated Value	339,421	87.48	Per SqFt
Agland Value			
Site Improvements	50,655		
Total Value	390,076	100.54	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	72435	20x11		220	32.19		7,082
PRCH	SLAB PORCH - COVERED	72436	24		24	33.12		795



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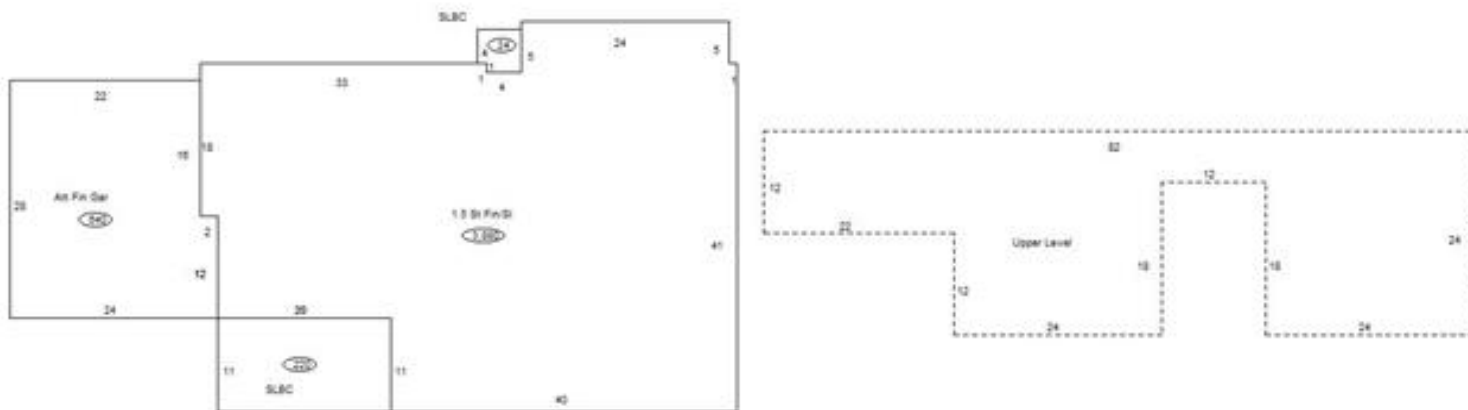
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Sketch Image

660030439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,392	1.622	3,880
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PRCH		13	SLBC	24	1.000	24
5	U	^UL	Overhang	13	Upper Level	1,488	1.000	1,488
Total Building Area						2,392		3,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x20	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (33.91 x 1,500)	50,865	50,865	1,526	49,339
	SPLG	Swimming Pool - POSS SPLA	0x0x0	Base		240
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
		Base Cost (54.85 x 240)	13,164	13,164	11,848	1,316