



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660030440 Parcel ID 000000-00-0-00597-003-0002 Cadastral ID 35-20-15-05300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 279051 WALKER, WILLIAM B & ANITA C 30122 B ST CATOOSA OK 74015-0000 Parcel Location Situs 30122 B ST Subdivision PLAINVIEW Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660030440_001.JPG 1/13/2026</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4002 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 104,552.00 x .72 = 75,795 Factor Value Adjustments 1.0000 Lot Value 75,795		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,430 / 2,895
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,430
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	766 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 354,818 122.56 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 252,100 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.12	Total Misc Impr	+ 17,418	Roofing Adj	+ 2.49	Garage Cost	+ 28,602
Subfloor Adj	+ -1.18	Total RCN	= 369,739	Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 96,132
Plumbing Adj	+ 6.75	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 273,607
Adj Base Cost	= 111.82	Lot Value	+ 75,795	Total Area	x 2,895	Indicated Value	= 349,402
		Value Per SqFt	120.69	Adjusted Cost	= 323,719		

Value Reconciliation
Selected Approach Cost Approach Improvements 273,607 Lot Value 75,795 Indicated Value 349,402 120.69 Per SqFt Agland Value Site Improvements 28,521 Total Value 377,923 130.54 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72440	656		656	25.12		16,479
PRCH	SLAB PORCH - COVERED	72441	7x5		35	26.82		939



Rogers

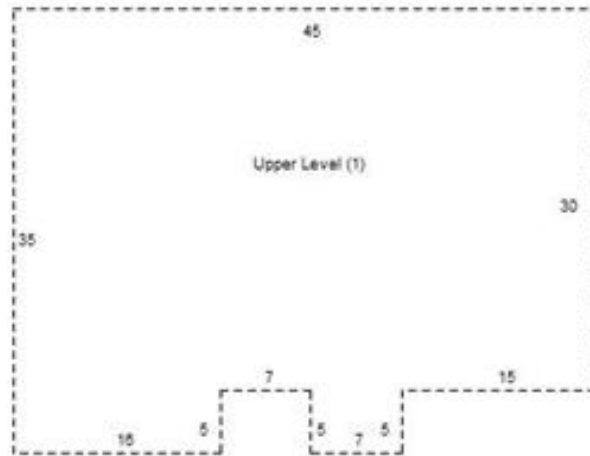
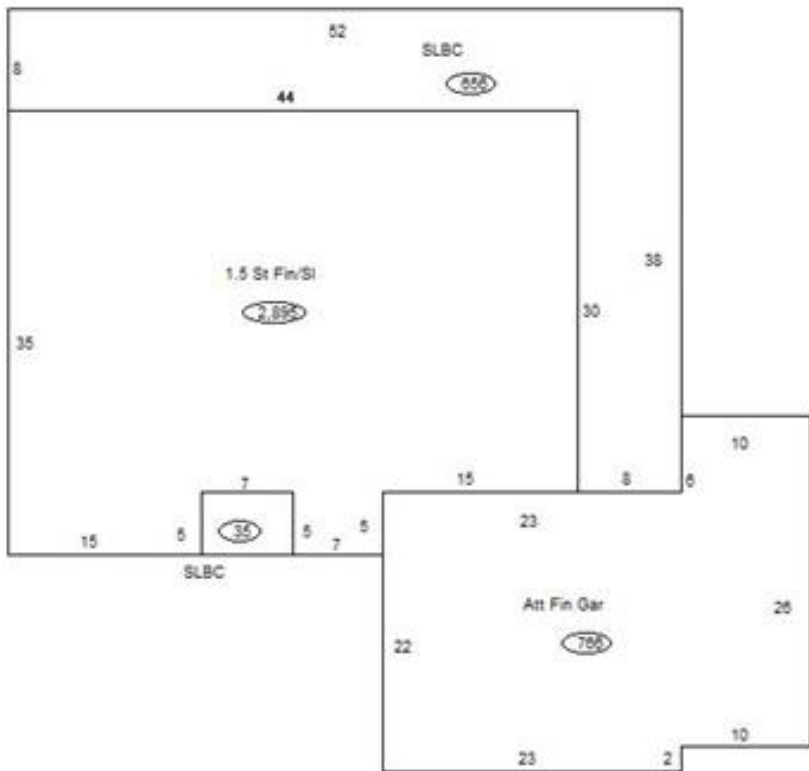
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,430	2.024	2,895
2	G	5		13	Att Fin Gar	766	1.000	766
3	M	PRCH		13	SLBC	656	1.000	656
4	M	PRCH		13	SLBC	35	1.000	35
5	U	^UL		13	Upper Level (1)	1,465	1.000	1,465
Total Building Area						1,430		2,895



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x30x12	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (22.96 x 900)		20,664	20,664	7,646	13,018
	LNT0	LEAN-TO	30x8x10	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (8.64 x 240)		2,074	2,074	1,244	830
	SPLG	Swimming Pool - In Ground VINYL	36x18x0	Base		648
	Qual	4	Cond 4	Year 2000	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (55.23 x 648)		35,789	35,789	21,116	14,673