




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:05:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030458 <b>Parcel ID</b> 000000-00-0-00897-001-0014 <b>Cadastral ID</b> 35-20-15-05480 <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> 287138 SAMS, PATRICIA A  30205 S RIDGE RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30205 S RIDGE RD <b>Subdivision</b> WEST TIMBER RIDGE <b>Lot/Block</b> 0014 / 0001 <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>660030458_001.JPG 11/07/25</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17306234 -95.67556146 LOT 14 BLOCK 1 WEST TIMBER RIDGE																																																																																																																									
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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> 0.9344 <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> 40,704.00 x 1.15 = 46,810 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,810		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,964 / 1,964
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,964
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1987 / 29

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> 197,031 100.32 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 26,840 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.85	<b>Total Misc Impr</b>	+ 25,004	<b>Roofing Adj</b>	+ 4.28	<b>Garage Cost</b>	+ 16,646
<b>Subfloor Adj</b>	+ -1.10	<b>Total RCN</b>	= 296,774	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 39%)</b>	- 115,742
<b>Plumbing Adj</b>	+ 8.40	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 181,032
<b>Adj Base Cost</b>	= 129.90	<b>Lot Value</b>	+ 46,810	<b>Total Area</b>	x 1,964	<b>Indicated Value</b>	= 227,842
		<b>Value Per SqFt</b>	116.01	<b>Adjusted Cost</b>	= 255,124		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 181,032 <b>Lot Value</b> 46,810 <b>Indicated Value</b> 227,842 116.01 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 227,842 116.01 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	72506	604		604	22.53		13,608
PRCH	SLAB PORCH - COVERED	72507	20x9		180	23.64		4,255
PATO	SLAB PORCH - OPEN	72508	23x9		207	9.88		2,045



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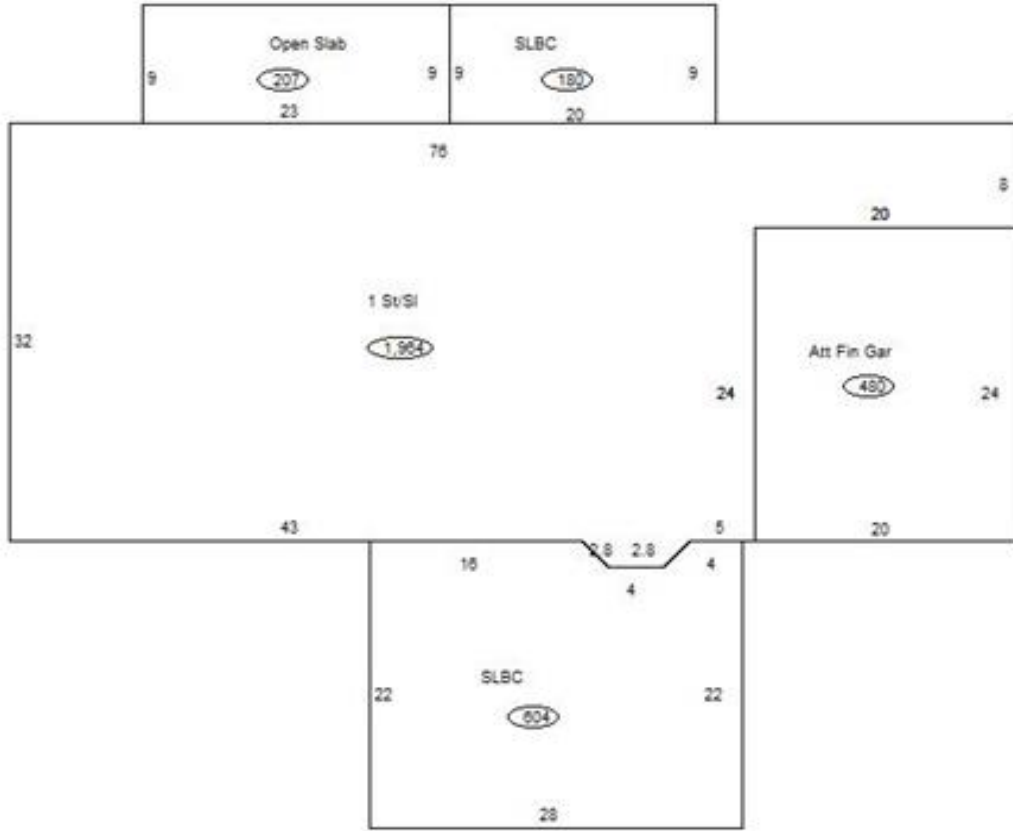
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### Sketch Image

660030458



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,964	1.000	1,964
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	604	1.000	604
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PATO		13	Open Slab	207	1.000	207
<b>Total Building Area</b>						1,964		1,964