




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:16:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031003 Parcel ID 000000-00-0-20190-002-0012 Cadastral ID 36-20-14-01870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345739 PHILLIPS, CHASE A 1047 RIDGE LN CATOOSA OK 74015-0000 Parcel Location Situs 01047 RIDGE LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_007 6/15/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17246712 -95.76234104 LOT 12 BLOCK 2 TOWN & COUNTRY VILLA																																																																																																																									
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.205		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,930.00 x 4.00 = 35,720		
Factor Value			
Adjustments	1.0000		
Lot Value	35,720		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_007 6/15/2021

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,430 / 2,650
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,430
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1992 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	266,577	100.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	239,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.26	Total Misc Impr	+	9,043			
Roofing Adj	+ 3.11	Garage Cost	+				
Subfloor Adj	+ -2.01	Total RCN	=	314,933			
Heat/Cool Adj	+ 14.47	Depreciation (42%)	-	132,272			
Plumbing Adj	+ 9.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	182,661			
Adj Base Cost	= 115.43	Lot Value	+	35,720			
Total Area	x 2,650	Indicated Value	=	218,381			
Adjusted Cost	= 305,890	Value Per SqFt		82.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,661		
Lot Value	35,720		
Indicated Value	218,381	82.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,381	82.41	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	73411		52	52	29.37		1,527
PATO	SLAB PORCH - OPEN	73412		84	84	12.93		1,086



Rogers

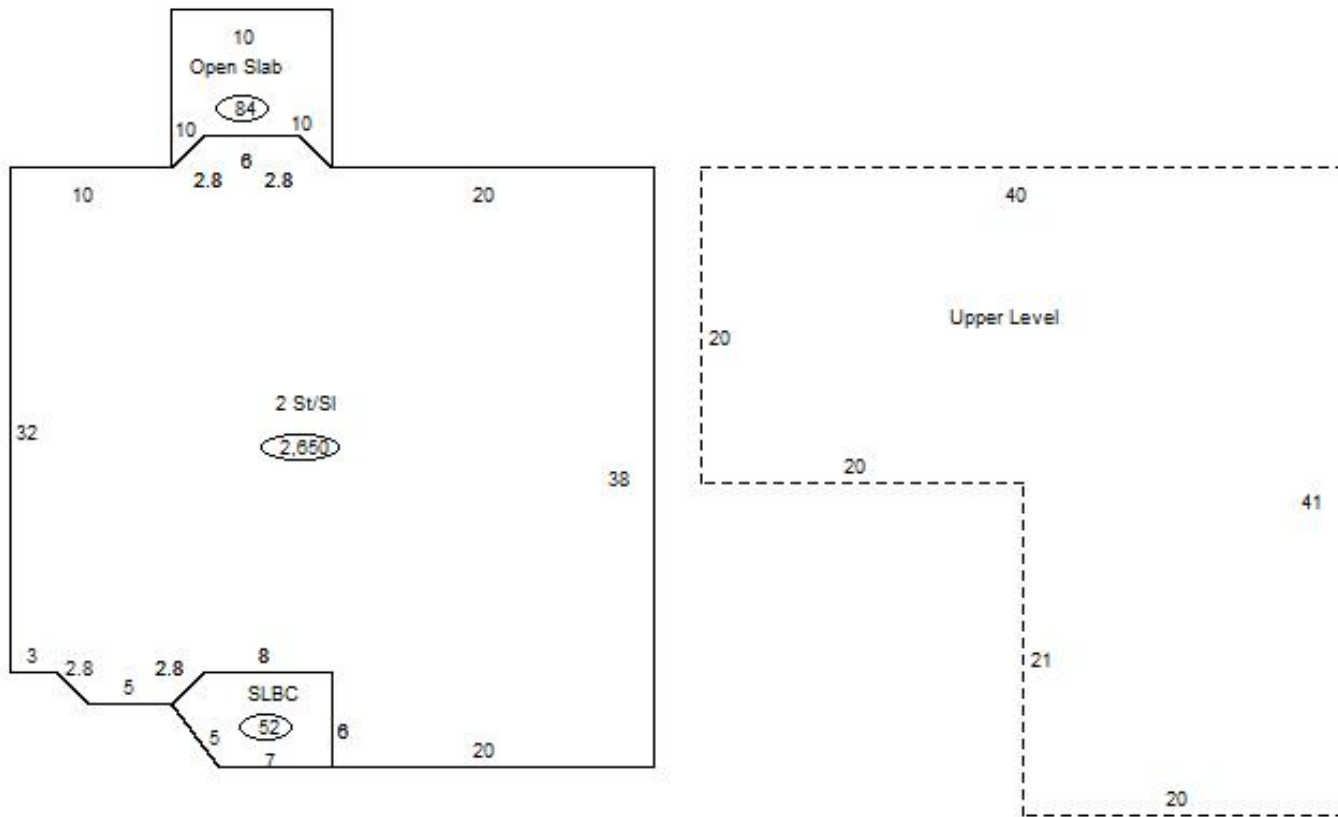
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Sketch Image

660031003



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,430	1.853	2,650
2	M	PRCH		13	SLBC	52	1.000	52
3	M	PATO		13	Open Slab	84	1.000	84
4	U	^UL	Overhang	13	Upper Level	1,220	1.000	1,220
Total Building Area						1,430		2,650