



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660031005 Parcel ID 000000-00-0-20190-002-0014 Cadastral ID 36-20-14-01890 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 253412 LYONS, MICHAEL S & MARY M 19271 COUNTRY LN CATOOSA OK 74015-0000					<p>\\tsclient\C\Users\rln\Pictures\2017-03-14 03-14-17\03-14-17 080.J 3/17/2017</p>																																																																																																																				
Parcel Location Situs 19271 COUNTRY LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0014 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.17212692 -95.76258001					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2155 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,388.00 x 4.00 = 37,552 Factor Value Adjustments 1.0000 Lot Value 37,552		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	89% One Story 11% 1 1/2 Story Unfinished
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,760 / 1,760
Style	89% One Story - 11% 1 1/2 Story Unfinished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 205,406 116.71 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 214,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.66	Total Misc Impr	+ 9,530	Roofing Adj	+ 4.83	Garage Cost	+ 17,024
Subfloor Adj	+ -2.05	Total RCN	= 256,920	Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 79,645
Plumbing Adj	+ 8.81	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 177,275
Adj Base Cost	= 130.89	Lot Value	+ 37,552	Total Area	x 1,760	Indicated Value	= 214,827
		Value Per SqFt	122.06	Adjusted Cost	= 230,366		

Value Reconciliation
Selected Approach Cost Approach Improvements 177,275 Lot Value 37,552 Indicated Value 214,827 122.06 Per SqFt Agland Value Site Improvements Total Value 214,827 122.06 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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	73422	18x14		252	9.68		2,439
PATO	SLAB PORCH - OPEN	73423	12x11		132	11.18		1,476



Rogers

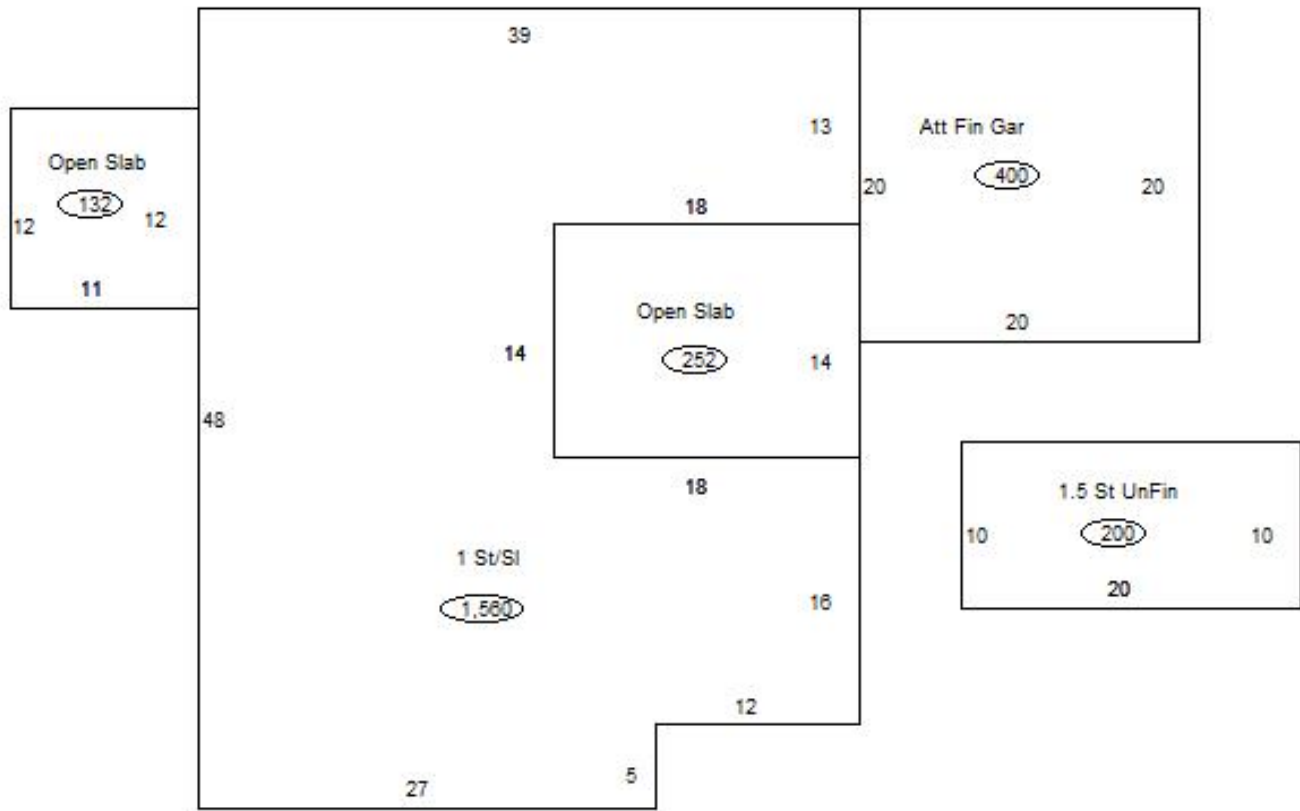
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Sketch Image

660031005



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,560	1.000	1,560
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PATO		13	Open Slab	252	1.000	252
4	M	PATO		13	Open Slab	132	1.000	132
5	R	6		13	1.5 St UnFin	200	1.000	200
Total Building Area						1,760		1,760