



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:16:37
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Assessment Data					Primary Image																																																																																																																				
Account 660031059 Parcel ID 000000-00-0-20200-002-0021 Cadastral ID 36-20-14-02420 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340038 DONALDSON, MANIQUA J & HARRELL DEWAYNE 1382 FOREST LN CATOOSA OK 74015-2211 Parcel Location Situs 01382 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0021 / 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\2021-6-23\IMG_007(6/25/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17548493 -95.77353385 LOT 21 BLOCK 2 WOODCREST ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2504		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,909.00 x 3.84 = 41,909		
Factor Value			
Adjustments	1.9642		
Lot Value	82,317		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-23\IMG_0071 6/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	CONT CONTEMPORARY
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	1,486 / 1,486
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,486
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,167	109.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	206,000 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.13	Total Misc Impr	+ 6,275
Roofing Adj	+ 4.42	Garage Cost	+ 16,646
Subfloor Adj	+ -1.16	Total RCN	= 212,133
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 93,339
Plumbing Adj	+ 9.47	Lump Sums	+ 13,002
Basement Adj	+ 0.00	RCNLD	= 131,796
Adj Base Cost	= 127.33	Lot Value	+ 82,317
Total Area	x 1,486	Indicated Value	= 214,113
Adjusted Cost	= 189,212	Value Per SqFt	144.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,796		
Lot Value	82,317		
Indicated Value	214,113	144.09	Per SqFt
Agland Value			
Site Improvements	2,324		
Total Value	216,437	145.65	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	73618	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	73619	16x4		64	10.86		695
WODO	WOOD DECK - OPEN	73620	300		300	16.07	30%	3,375
WODC	Wood Deck - Covered	73621	12x10		120	43.16		5,179
WODO	Wood Deck - Open	177601	228		228	19.51		4,448



Rogers

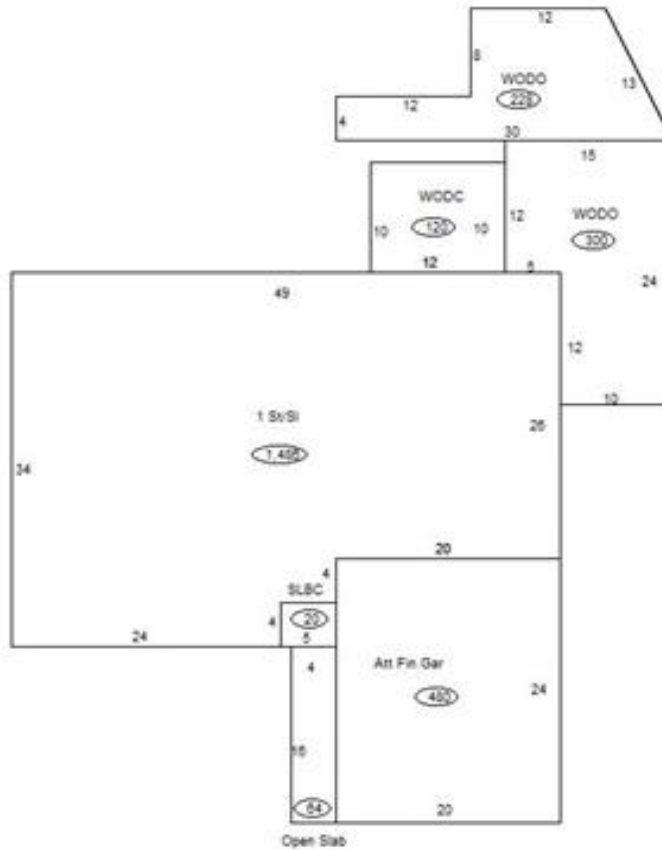
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,486	1.000	1,486
2	G	5		13	Att Fin. Gar	480	1.000	480
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	64	1.000	64
5	M	WODO		13	WODO	300	1.000	300
6	M	WODC		13	WODC	120	1.000	120
7	M	WODO		13	WODO	228	1.000	228
Total Building Area						1,486		1,486



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual 4	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (30.18 x 100)	3,018		3,018	694
				2,324