




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:30:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031065 Parcel ID 000000-00-0-20200-003-0003 Cadastral ID 36-20-14-02480 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 319150 KEENE, DIANE S & LINDA K FREEMAN 1397 FOREST LN CATOOSA OK 74015-0000 Parcel Location Situs 01397 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0003 / 0003 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\2021-6-25\IMG_000 6/25/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17575433 -95.77296334 LOT 3 BLOCK 3 WOODCREST ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2198 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,576.00 x 4.00 = 38,304 Factor Value Adjustments 1.0000 Lot Value 38,304		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Stucco 50% Frame, Siding, Wood
Base/Total Area	1,527 / 1,527
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,527
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	404 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1980 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_000' 6/25/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	175,246	114.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	206,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.46	Total Misc Impr	+	6,286			
Roofing Adj	+ 4.95	Garage Cost	+	17,146			
Subfloor Adj	+ -2.31	Total RCN	=	223,316			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	69,228			
Plumbing Adj	+ 10.16	Lump Sums	+	3,787			
Basement Adj	+ 0.00	RCNLD	=	157,875			
Adj Base Cost	= 130.90	Lot Value	+	38,304			
Total Area	x 1,527	Indicated Value	=	196,179			
Adjusted Cost	= 199,884	Value Per SqFt		128.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,875		
Lot Value	38,304		
Indicated Value	196,179	128.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	196,179	128.47	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
PRCH	SLAB PORCH - COVERED	73646		5x5	25	26.85		671
WODO	WOOD DECK - OPEN	73647		17x12	204	21.84	15%	3,787



Rogers

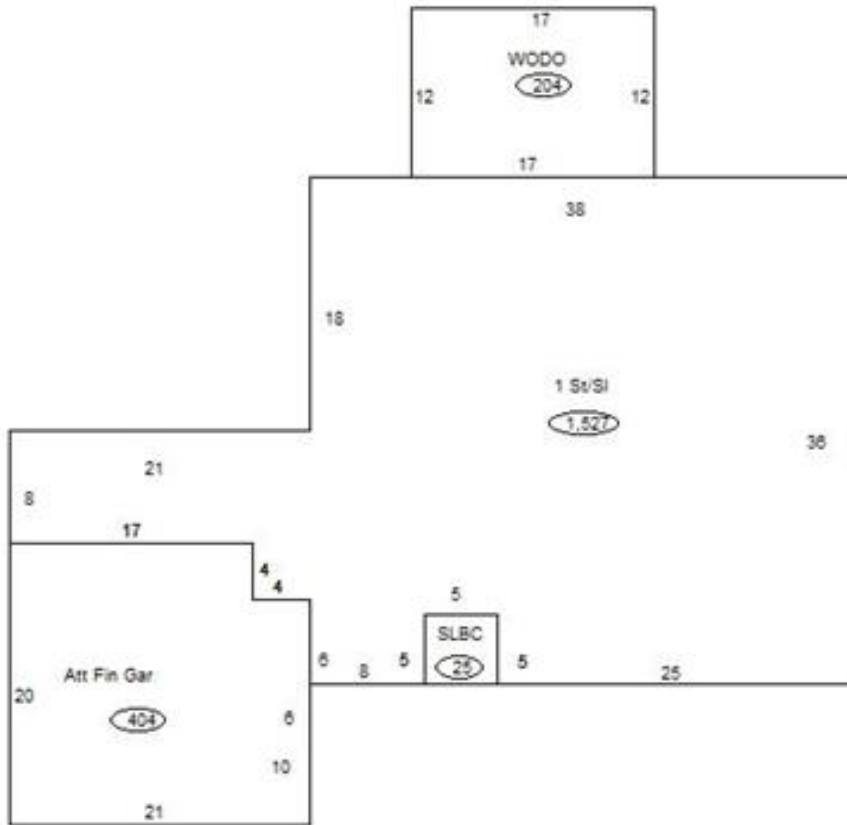
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Sketch Image

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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/Sl	1,527	1.000	1,527
2	G	5		13	Att Fin Gar	404	1.000	404
3	M	PRCH		13	SLBC	25	1.000	25
4	M	WODO		13	WODO	204	1.000	204
Total Building Area						1,527		1,527



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	6x8x6			48		
	Qual	2	Cond	2	Year	0	Eff Age	2026

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 100% Func)	RCNLD
Base Cost (31.98 x 48)	1,535		1,535	1,535