



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031111 <b>Parcel ID</b> 000000-00-0-20200-004-0019 <b>Cadastral ID</b> 36-20-14-02950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 318243 O'BRIEN, TERESA L  1290 ASPEN LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01290 ASPEN LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0019 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 14 / 5 <b>Neighborhood</b> 1193 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-28\IMG_005; 6/28/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17447570 -95.76775561																																																																																																																									
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.234 <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> 10,191.00 x 3.96 = 40,401 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 40,401		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-28\IMG_005; 6/28/2021</p>

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>	40% Veneer, Stone 60% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,632 / 1,632
<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>	1,632
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	396 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1980 / 25

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	96.84	<b>Total Misc Impr</b>	+ 5,677
<b>Roofing Adj</b>	+ 4.25	<b>Garage Cost</b>	+ 14,553
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 216,135
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 73,486
<b>Plumbing Adj</b>	+ 8.63	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 142,649
<b>Adj Base Cost</b>	= 120.04	<b>Lot Value</b>	+ 40,401
<b>Total Area</b>	x 1,632	<b>Indicated Value</b>	= 183,050
<b>Adjusted Cost</b>	= 195,905	<b>Value Per SqFt</b>	112.16

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>	164,636	100.88	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	7		
<b>Indicated Value</b>	197,990		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	142,649		
<b>Lot Value</b>	40,401		
<b>Indicated Value</b>	183,050	112.16	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,399		
<b>Total Value</b>	185,449	113.63	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	73826		6x4	24	24.19		581



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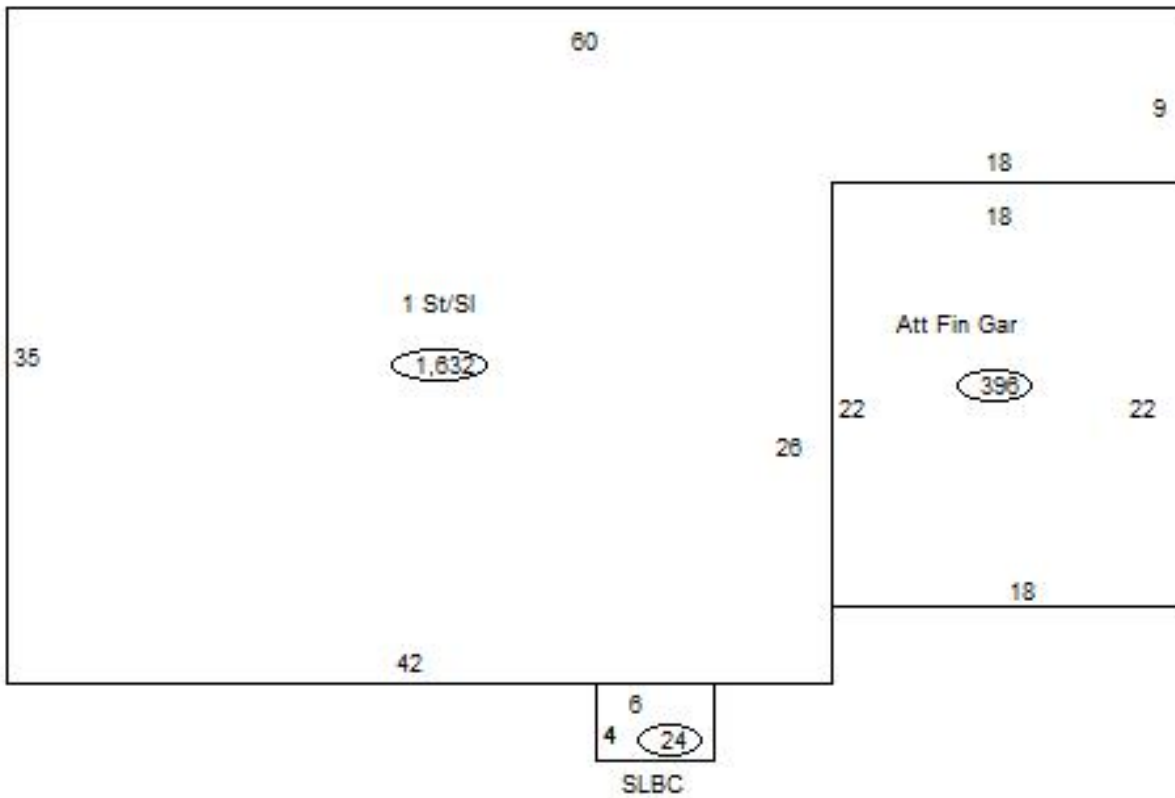
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### Sketch Image

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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	1,632	1.000	1,632
2	G	5		13	Att Fin Gar	396	1.000	396
3	M	PRCH		13	SLBC	24	1.000	24
<b>Total Building Area</b>						1,632		1,632



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (25.97 x 120)	3,116		3,116	717	2,399