



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:30:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031119 Parcel ID 000000-00-0-20200-004-0027 Cadastral ID 36-20-14-03030 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 328729 JUSTICE, CYNDA DANETTE & DANA JUSTICE 1370 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01370 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0027 / 0004 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\2021-6-28\IMG_0071 6/28/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17533103 -95.76974390																																																																																																																									
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2229		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	9,707.00 x 4.00 = 38,828		
Factor Value			
Adjustments	1.0000		
Lot Value	38,828		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-28\IMG_0071 6/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	1,664 / 2,624
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	200 Detached Garage - Finished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,725	90.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	207,560 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.16	Total Misc Impr	+ 7,205				
Roofing Adj	+ 3.03	Garage Cost	+ 12,568				
Subfloor Adj	+ 0.00	Total RCN	= 303,873				
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 127,627				
Plumbing Adj	+ 7.44	Lump Sums	+ 11,973				
Basement Adj	+ 0.00	RCNLD	= 188,219				
Adj Base Cost	= 108.27	Lot Value	+ 38,828				
Total Area	x 2,624	Indicated Value	= 227,047				
Adjusted Cost	= 284,100	Value Per SqFt	86.53				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,219		
Lot Value	38,828		
Indicated Value	227,047	86.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,047	86.53	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
WODO	WOOD DECK - OPEN	73851		1185	1,185	16.84	40%	11,973
CPDT	Carport - Detached	177644		14x10	140	11.36		1,590



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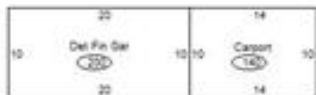
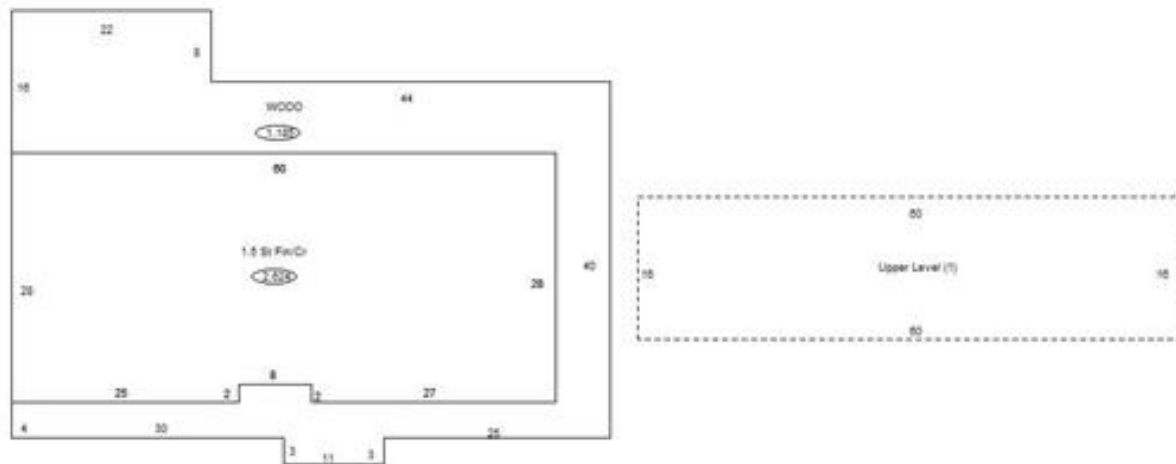
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Sketch Image

660031119



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,664	1.577	2,624
2	M	WODO		13	WODO	1,185	1.000	1,185
3	U	^UL		13	Upper Level (1)	960	1.000	960
4	G	6		13	Det Fin Gar	200	1.000	200
5	M	CPDT		13	Carport	140	1.000	140
Total Building Area						1,664		2,624