




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:30:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031122 Parcel ID 000000-00-0-20200-004-0030 Cadastral ID 36-20-14-03060 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 189374 SHACKLES, CHARLES D JR & TERESA S 1410 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01410 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0030 / 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\C\Users\rln\Pictures\2017-03-10 03-10-17\03-10-17 127.J 3/17/2017</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2266 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,871.00 x 4.00 = 39,484 Factor Value Adjustments 1.0000 Lot Value 39,484		 <p>\\tsclient\C\Users\rln\Pictures\2017-03-10 03-10-17\03-10-17 127.J 3/17/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,821 / 1,821
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,049	117.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	232,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.12	Total Misc Impr	+ 9,844				
Roofing Adj	+ 4.79	Garage Cost	+ 18,759				
Subfloor Adj	+ 0.00	Total RCN	= 270,923				
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 86,695				
Plumbing Adj	+ 8.52	Lump Sums	+ 9,565				
Basement Adj	+ 0.00	RCNLD	= 193,793				
Adj Base Cost	= 133.07	Lot Value	+ 39,484				
Total Area	x 1,821	Indicated Value	= 233,277				
Adjusted Cost	= 242,320	Value Per SqFt	128.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,793		
Lot Value	39,484		
Indicated Value	233,277	128.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,277	128.10	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	73855	20x8		160	26.43		4,229
WODC	Wood Deck - Covered	73856	22x7		154	42.62		6,563
WODO	WOOD DECK - OPEN	73857	22x7		154	24.37	20%	3,002



Rogers

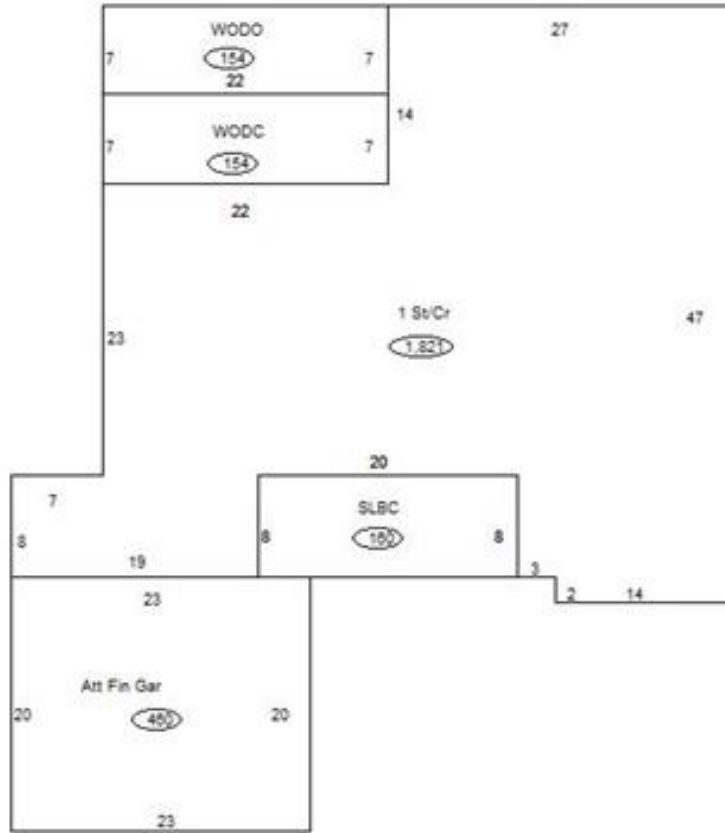
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Sketch Image

660031122



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,821	1.000	1,821
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	160	1.000	160
4	M	WODC		13	WODC	154	1.000	154
5	M	WODO		13	WODO	154	1.000	154
Total Building Area						1,821		1,821