



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:21:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031131 Parcel ID 000000-00-0-20200-005-0008 Cadastral ID 36-20-14-03160 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 328645 MCSHERRY, CHRISTOPHER PAUL 1226 FOREST LN CATOOSA OK 74015-0000 Parcel Location Situs 01226 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0008 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.17355290 -95.77034093																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2494	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,864.00 x 3.85 = 41,814	
Factor Value		
Adjustments	1.0000	
Lot Value	41,814	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,207 / 2,730
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,207
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1991 / 17

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	313,640	114.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	248,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.52	Total Misc Impr	+	27,832			
Roofing Adj	+ 2.64	Garage Cost	+	23,497			
Subfloor Adj	+ -1.69	Total RCN	=	362,904			
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	68,952			
Plumbing Adj	+ 8.19	Lump Sums	+	4,431			
Basement Adj	+ 0.00	RCNLD	=	298,383			
Adj Base Cost	= 114.13	Lot Value	+	41,814			
Total Area	x 2,730	Indicated Value	=	340,197			
Adjusted Cost	= 311,575	Value Per SqFt		124.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	298,383		
Lot Value	41,814		
Indicated Value	340,197	124.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	340,197	124.61	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	73896	4x4		16	29.48		472
WODO	WOOD DECK - OPEN	73897	386		386	19.13	40%	4,431
PATO	SLAB PORCH - OPEN	73898	2160		2,160	9.69		20,930

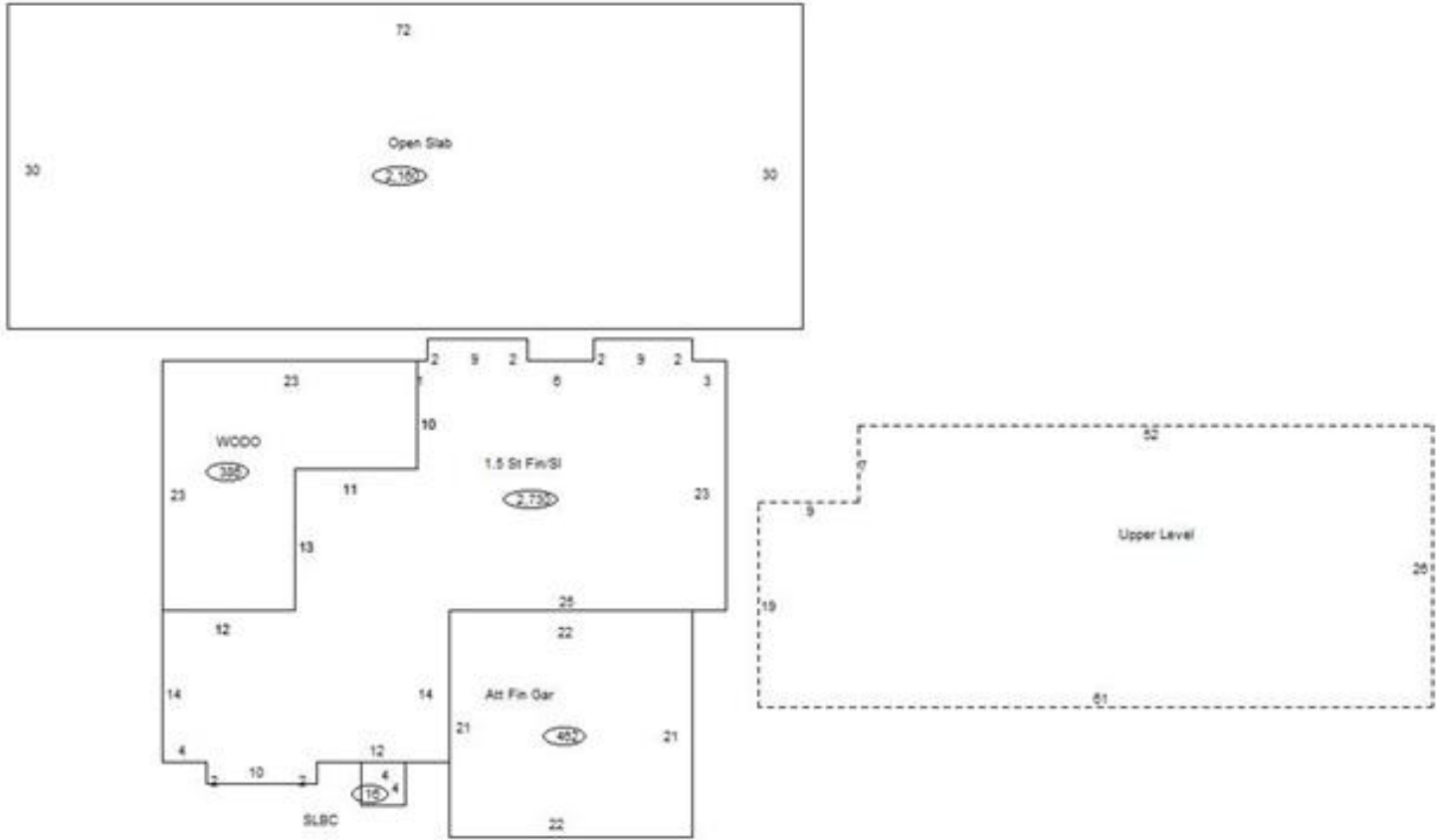


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 Page 3

Sketch Image

660031131



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,207	2.262	2,730
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	16	1.000	16
4	M	WODO		13	WODO	386	1.000	386
5	M	PATO		13	Open Slab	2,160	1.000	2,160
6	U	^UL	Overhang	13	Upper Level	1,523	1.000	1,523
Total Building Area						1,207		2,730