




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660031159 Parcel ID 000000-00-0-20200-007-0019 Cadastral ID 36-20-14-03440 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 293064 FOSTER, VICTOR & CYNTHIA J 1431 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01431 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0019 / 0007 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\2021-6-29\IMG_007: 6/29/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17612696 -95.76998909 LOT 19 BLOCK 7 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 0.2887 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,576.00 x 3.61 = 45,410 Factor Value Adjustments 1.0000 Lot Value 45,410		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_007: 6/29/2021</p>

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	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,737 / 2,313
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,737
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	279,837	120.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	295,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.56	Total Misc Impr	+ 15,745				
Roofing Adj	+ 4.16	Garage Cost	+ 26,025				
Subfloor Adj	+ -2.67	Total RCN	= 333,624				
Heat/Cool Adj	+ 14.47	Depreciation (42%)	- 140,122				
Plumbing Adj	+ 9.66	Lump Sums	+ 3,797				
Basement Adj	+ 0.00	RCNLD	= 197,299				
Adj Base Cost	= 126.18	Lot Value	+ 45,410				
Total Area	x 2,313	Indicated Value	= 242,709				
Adjusted Cost	= 291,854	Value Per SqFt	104.93				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,299		
Lot Value	45,410		
Indicated Value	242,709	104.93	Per SqFt
Agland Value			
Site Improvements	6,315		
Total Value	249,024	107.66	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
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PRCH	SLAB PORCH - COVERED	73988	6x4		24	29.45		707
PATO	SLAB PORCH - OPEN	73989	18x10		180	12.10		2,178
BALW	Balcony - Wood	177476	20x6		120	31.64		3,797



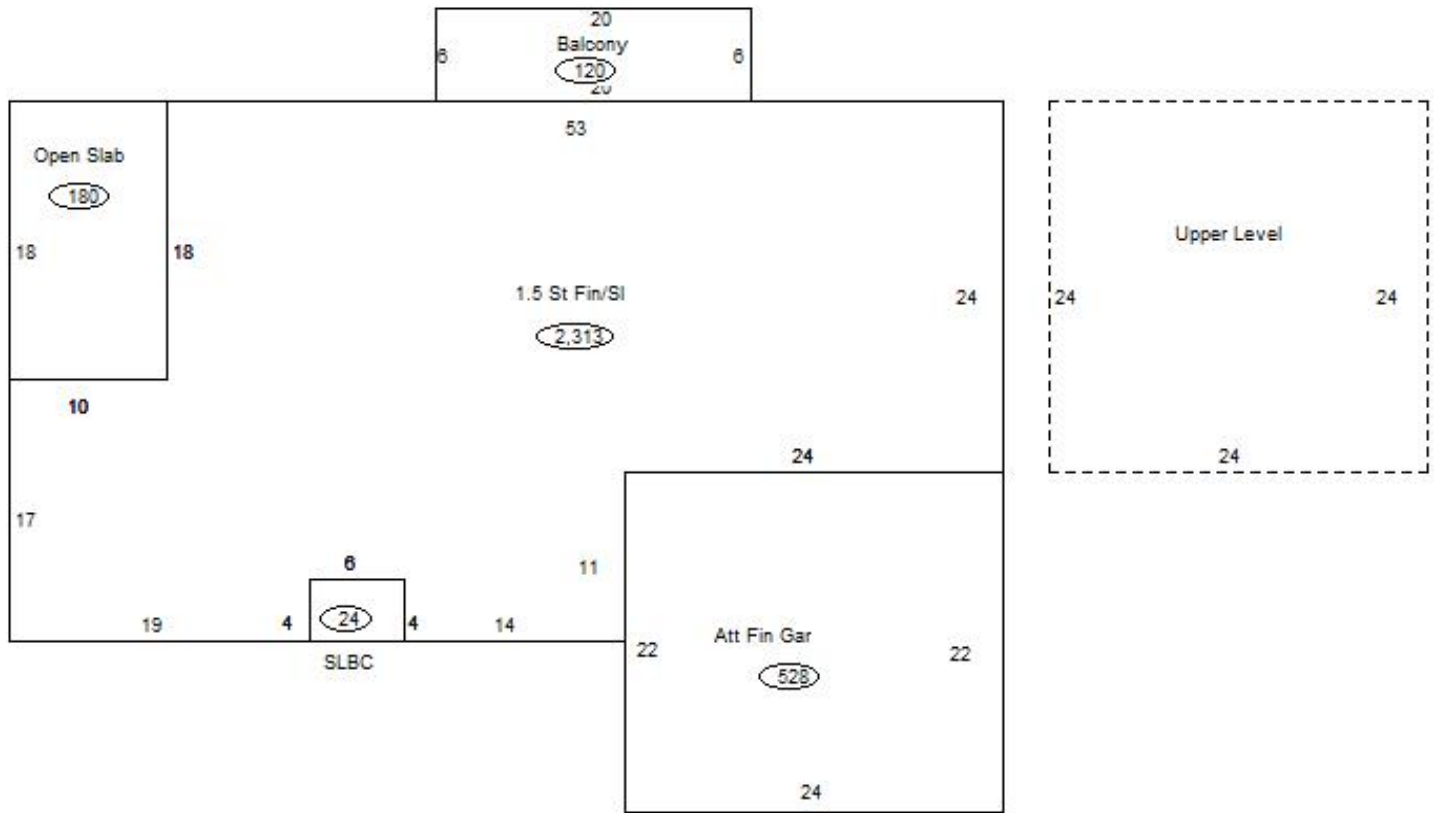
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,737	1.332	2,313
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	180	1.000	180
5	U	^UL	Overhang	13	Upper Level	576	1.000	576
6	M	BALW		13	Balcony	120	1.000	120
Total Building Area						1,737		2,313



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		520
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (51.51 x 520) 26,785		Modifier Total	RCN 26,785	Depr (80% Phys/ % Func) 21,428	RCNLD 5,357
	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		1,000
	Qual	3	Cond 3	Year	Eff Age 1013	
	Valuation Summary Base Cost (4.79 x 1,000) 4,790		Modifier Total	RCN 4,790	Depr (80% Phys/ % Func) 3,832	RCNLD 958