




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:11:56
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Assessment Data					Primary Image																																																																																																																				
Account 660031168 Parcel ID 000000-00-0-20200-007-0028 Cadastral ID 36-20-14-03530 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 267276 PEAK, GERALD L REVOCABLE LIVING TRUST 1311 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01311 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0028 / 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_0111 6/30/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17515269 -95.76785038																																																																																																																									
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2975		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,959.00 x 3.57 = 46,214		
Factor Value			
Adjustments	1.0000		
Lot Value	46,214		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_0111 6/30/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	159,142 110.06 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	185,440 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	126,895
Lot Value	46,214
Indicated Value	173,109 119.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	173,109 119.72 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.37	Total Misc Impr	+ 6,898
Roofing Adj	+ 4.56	Garage Cost	+ 14,664
Subfloor Adj	+ -1.19	Total RCN	= 208,024
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 81,129
Plumbing Adj	+ 9.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 126,895
Adj Base Cost	= 128.95	Lot Value	+ 46,214
Total Area	x 1,446	Indicated Value	= 173,109
Adjusted Cost	= 186,462	Value Per SqFt	119.72

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	74029	15x5		75	24.03		1,802

