



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:20:21
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Assessment Data					Primary Image																																																																																																																				
Account 660031169 Parcel ID 000000-00-0-20200-007-0029 Cadastral ID 36-20-14-03540 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 342720 YA, JACQUES & MAI 1301 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01301 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0029 / 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\C\Users\rln\Pictures\2017-03-10 03-10-17\03-10-17 143.J 3/17/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.17505427 -95.76760269																																																																																																																									
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Lot Data		Square-Foot - NBHD 1193 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	1								
Non-Ag Acres	0.3								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	13,067.00 x 3.55 = 46,441								
Factor Value									
Adjustments	1.0000								
Lot Value	46,441								
Residential Data				\\tsclient\C\Users\rln\Pictures\2017-03-10 03-10-17\03-10-17 143.J 3/17/2017					
Type	1 Single Family Residence			GRM Approach					
Condition	3 - Average			GRM Code					
Quality	2.5 - Fair			Gross Rent 0.00					
Architecture	TRAD TRADITIONAL			Indicated Value					
Style	100% One Story			Multiple Regression					
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood			MRA Code 1 Test					
Base/Total Area	1,440 / 1,440			Adusted R 0.8445					
Style	100% One Story			Indicated Value 155,466 107.96 Per SqFt					
HVAC	100% Warmed & Cooled Air			Direct Comparables					
Roof Cover	1 Composition Shingle			Selection Model A Adam Test					
Area on Slab	1,440			Adjustment Model 1 2022 Residential					
Fixture/RghIn	11 /			Comparables 7					
Bed/F/H Bath	3 / 2.0 /			Indicated Value 203,060 Per SqFt					
Basement Area				Value Reconciliation					
Garage Type	440 Attached Garage - Finished			Selected Approach Cost Approach					
Remodel	RMA -			Improvements 136,593					
Year/Eff Age	1980 / 25			Lot Value 46,441					
Cost Approach		Manual : 01/2025		Indicated Value 183,034 127.11 Per SqFt					
Base Cost	98.48	Total Misc Impr	+ 11,868	Agland Value					
Roofing Adj	+ 4.38	Garage Cost	+ 15,646	Site Improvements 1,075					
Subfloor Adj	+ -1.17	Total RCN	= 204,533	Total Value 184,109 127.85 Total Value Per SqFt					
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 69,541						
Plumbing Adj	+ 9.77	Lump Sums	+ 1,601						
Basement Adj	+ 0.00	RCNLD	= 136,593						
Adj Base Cost	= 122.93	Lot Value	+ 46,441						
Total Area	x 1,440	Indicated Value	= 183,034						
Adjusted Cost	= 177,019	Value Per SqFt	127.11						
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	
EPSW	ENCLOSED PORCH - SOLID WALL	74032	14x6		84	63.11		5,301	
PATO	SLAB PORCH - OPEN	74033	14x10		140	10.51		1,471	
WODO	WOOD DECK - OPEN	74034	186		186	21.52	60%	1,601	



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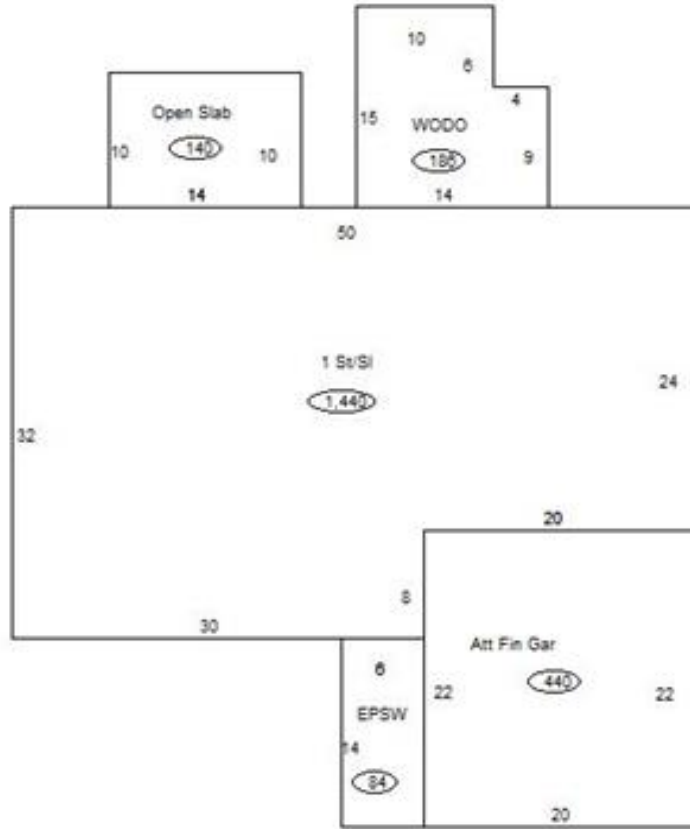
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,440	1.000	1,440
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	EPSW		13	EPSW	84	1.000	84
4	M	PATO		13	Open Slab	140	1.000	140
5	M	WODO		13	WODO	186	1.000	186
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	20x30x8	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.56 x 600)	2,736		2,736	2,189	547

	SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128
	Qual 2	Cond 2	Year 1980	Eff Age 46		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (20.63 x 128)	2,641		2,641	2,113	528