



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660031195 Parcel ID 000000-00-0-20200-008-0024 Cadastral ID 36-20-14-03800 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 324844 JOHNSON, LIZBETH & LUCIA PEREZ 1491 ASH HOLLOW WAY CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 01491 ASH HOLLOW Subdivision WOODCREST ESTATES Lot/Block 0024 / 0008 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: 36.17673071 -95.76645170					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4415		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	19,233.00 x 3.09 = 59,389		
Factor Value			
Adjustments	1.0000		
Lot Value	59,389		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,768 / 2,328
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	237,785	102.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	82,420		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.80	Total Misc Impr	+ 5,615				
Roofing Adj	+ 3.58	Garage Cost	+ 18,168				
Subfloor Adj	+ -1.81	Total RCN	= 286,242				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 123,084				
Plumbing Adj	+ 9.53	Lump Sums	+ 782				
Basement Adj	+ 0.00	RCNLD	= 163,940				
Adj Base Cost	= 112.74	Lot Value	+ 59,389				
Total Area	x 2,328	Indicated Value	= 223,329				
Adjusted Cost	= 262,459	Value Per SqFt	95.93				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,940		
Lot Value	59,389		
Indicated Value	223,329	95.93	Per SqFt
Agland Value			
Site Improvements	2,235		
Total Value	225,564	96.89	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
WODO	WOOD DECK - OPEN	74083	8x4		32	30.53	60%	391
WODO	WOOD DECK - OPEN	74084	8x4		32	30.53	60%	391



Rogers

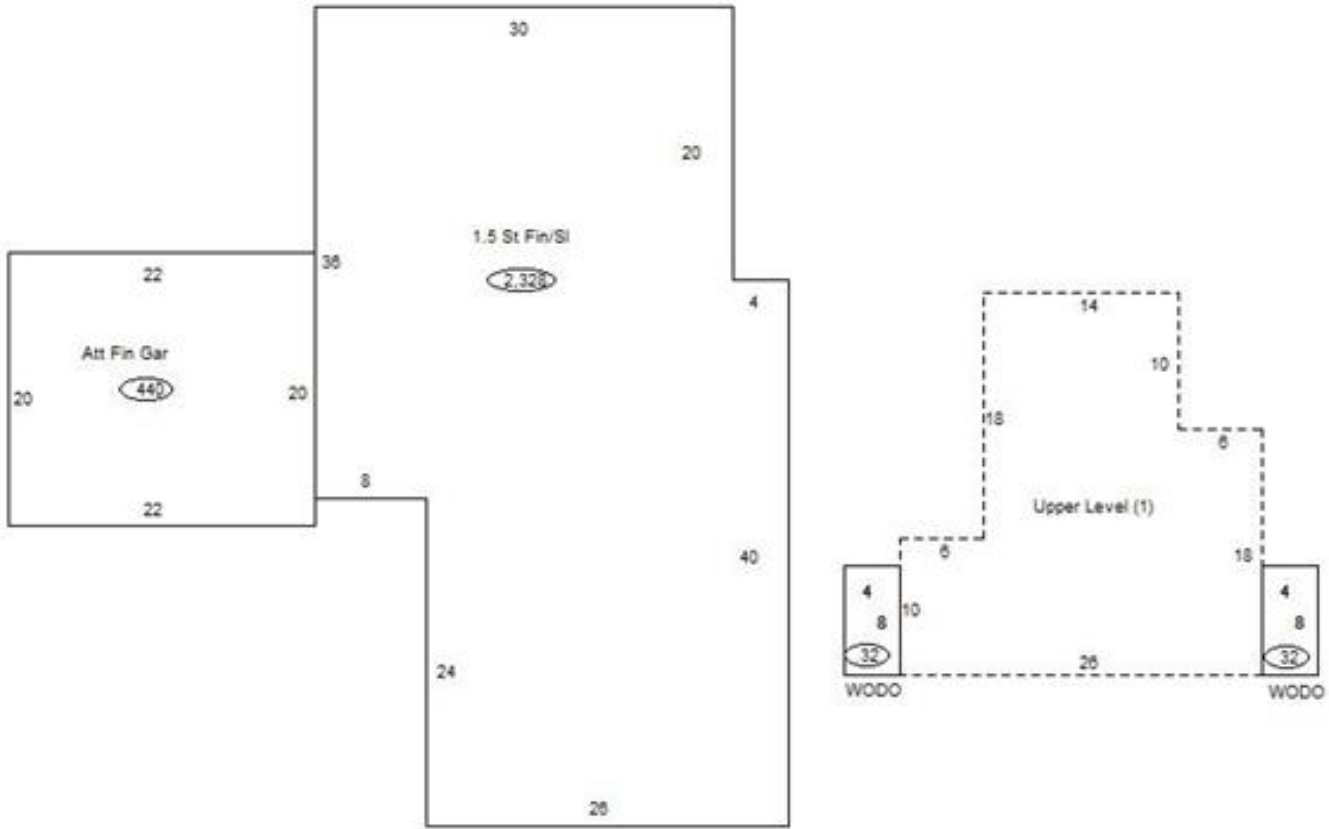
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Sketch Image

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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	1,768	1.317	2,328
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	WODO		13	WODO	32	1.000	32
4	M	WODO		13	WODO	32	1.000	32
5	U	^UL		13	Upper Level (1)	560	1.000	560
Total Building Area						1,768		2,328



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Galvanized Metal	128
	Qual 4	Cond 3	Year 2005	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (29.06 x 128)	3,720		3,720	1,934	1,786



STA	STG AVG		0x0x0		128
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (7.02 x 128)	899		899	450	449