



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:40:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031242 Parcel ID 20N14E-36-3-00000-000-0000 Cadastral ID 36-20-14-04500 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 170334 LABASS, EUDORA B TRUST 17725 E BRADY CATOOSA OK 74015-0000 Parcel Location Situs 17725 E BRADY ST Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 36 / 20 / 14 / 3 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-17\IMG_0001 6/18/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.16524918 -95.77791490 E2 NW SW SW																																																																																																																									
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Date 04/16/2026
Time 22:40:25
Page 2

Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.3045	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	231,064.00 x .72 = 165,493	
Factor Value		
Adjustments	1.0000	
Lot Value	165,493	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,046 / 3,046
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,046
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,516 Attached Garage - Finished
Remodel	
Year/Eff Age	1967 / 44

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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	481,972	158.23	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.96	Total Misc Impr	+ 51,262				
Roofing Adj	+ 5.00	Garage Cost	+ 70,706				
Subfloor Adj	+ -3.21	Total RCN	= 504,363				
Heat/Cool Adj	+ 14.47	Depreciation (49%)	- 247,138				
Plumbing Adj	+ 4.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 257,225				
Adj Base Cost	= 125.54	Lot Value	+ 165,493				
Total Area	x 3,046	Indicated Value	= 422,718				
Adjusted Cost	= 382,395	Value Per SqFt	138.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,225		
Lot Value	165,493		
Indicated Value	422,718	138.78	Per SqFt
Agland Value			
Site Improvements	69,730		
Total Value	492,448	161.67	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	74246	26x6		156	28.98		4,521
CPDT	Carport - Detached	74247	22x20		440	12.79		5,628
PRCH	SLAB PORCH - COVERED	74248	12x12		144	29.03		4,180
PRCH	SLAB PORCH - COVERED	74249	740		740	27.29		20,195
PRCH	SLAB PORCH - COVERED	134208	16x12		192	28.83		5,535
PATC	Patio - Covered	177133	12x12		144	21.83		3,144
PATC	Patio - Covered	177134	12x6		72	22.63		1,629



Rogers

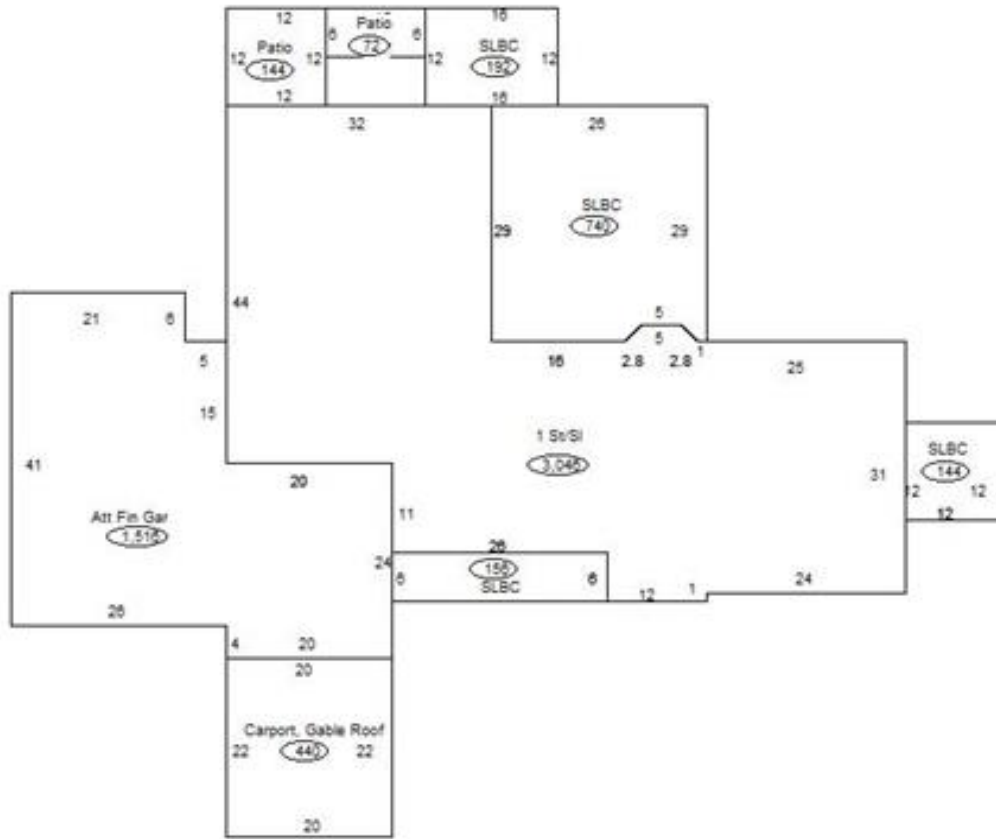
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 Time 22:40:25
 Page 3

Sketch Image

660031242



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	3,046	1.000	3,046
2	G	5		20	Att Fin Gar	1,516	1.000	1,516
3	M	PRCH		20	SLBC	156	1.000	156
4	G	3		20	Carport, Gable Roof	440	1.000	440
5	M	PRCH		20	SLBC	144	1.000	144
6	M	PRCH		20	SLBC	740	1.000	740
7	M	PRCH		20	SLBC	192	1.000	192
8	M	PATC		20	Patio	144	1.000	144
9	M	PATC		20	Patio	72	1.000	72
Total Building Area						3,046		3,046



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Page 4

660031242

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.21 x 1,500)		43,815	43,815	10,954	32,861
	EQSH	Equipment Shed	20x28x8	Gravel	Formed Metal	560
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (21.85 x 560)		12,236	12,236	3,059	9,177
	SHDS	Shed - Small	14x26x8	Concrete	Formed Metal	364
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (20.20 x 364)		7,353	7,353	3,382	3,971
	BNGP	Barn - General Purpose	38x60x0	Dirt	Galvanized Metal	2,280
	Qual	2	Cond 3	Year 1975	Eff Age 38	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (17.35 x 2,280)		39,558	39,558	24,922	14,636
	SPLG	Swimming Pool - In Ground	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (49.25 x 720)		35,460	35,460	28,368	7,092
	PACN	Paving - Concrete	0x0x0	Concrete		2,180
	Qual	3	Cond 3	Year	Eff Age 1013	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.57 x 2,180)		9,963	9,963	7,970	1,993