




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 660031250 Parcel ID 20N14E-36-3-00000-000-0000 Cadastral ID 36-20-14-05500 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 310352 VELASQUEZ, FRANCISCO & MARTHA HERNANDEZ 17949 E ARCHER ST CATOOSA OK 74015-0000 Parcel Location Situs 17949 E ARCHER ST Subdivision Lot/Block / Parcel Size .99 - 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_008! 6/18/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.16332132 -95.77540974 S 435' E 165' SE SW SW LYING N OF BYPASS.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2014 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	0.99				
Non-Ag Acres	1.0868				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	47,341.00 x 1.25 = 59,160			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-17\IMG_008! 6/18/2021</p>	
Factor Value				GRM Approach	
Adjustments	1.0000			GRM Code Gross Rent 0.00 Indicated Value	
Lot Value	59,160			Multiple Regression	
Residential Data				MRA Code 1 Test Adjusted R 0.8445 Indicated Value 187,582 103.87 Per SqFt	
Type	1 Single Family Residence			Direct Comparables	
Condition	3 - Average			Selection Model 1 Res Adjustment Model 1 2022 Residential Comparables Indicated Value	
Quality	2.5 - Fair			Value Reconciliation	
Architecture	TRAD TRADITIONAL			Selected Approach Cost Approach Improvements 140,430 Lot Value 59,160 Indicated Value 199,590 110.51 Per SqFt Agland Value Site Improvements 6,489 Total Value 206,079 114.11 Total Value Per SqFt	
Style	100% One Story				
Exterior Wall	100% Veneer, Masonry				
Base/Total Area	1,806 / 1,806				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,806				
Fixture/RghIn	11 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	672 Attached Garage - Finished				
Remodel	RMA -				
Year/Eff Age	1961 / 33				
Cost Approach		Manual : 01/2025			
Base Cost	99.80	Total Misc Impr	+ 4,004		
Roofing Adj	+ 4.26	Garage Cost	+ 21,833		
Subfloor Adj	+ -1.22	Total RCN	= 246,368		
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 105,938		
Plumbing Adj	+ 7.80	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 140,430		
Adj Base Cost	= 122.11	Lot Value	+ 59,160		
Total Area	x 1,806	Indicated Value	= 199,590		
Adjusted Cost	= 220,531	Value Per SqFt	110.51		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	134221	67		67	24.06	1,612
PATO	SLAB PORCH - OPEN	134222	18x15		270	8.86	2,392



Rogers

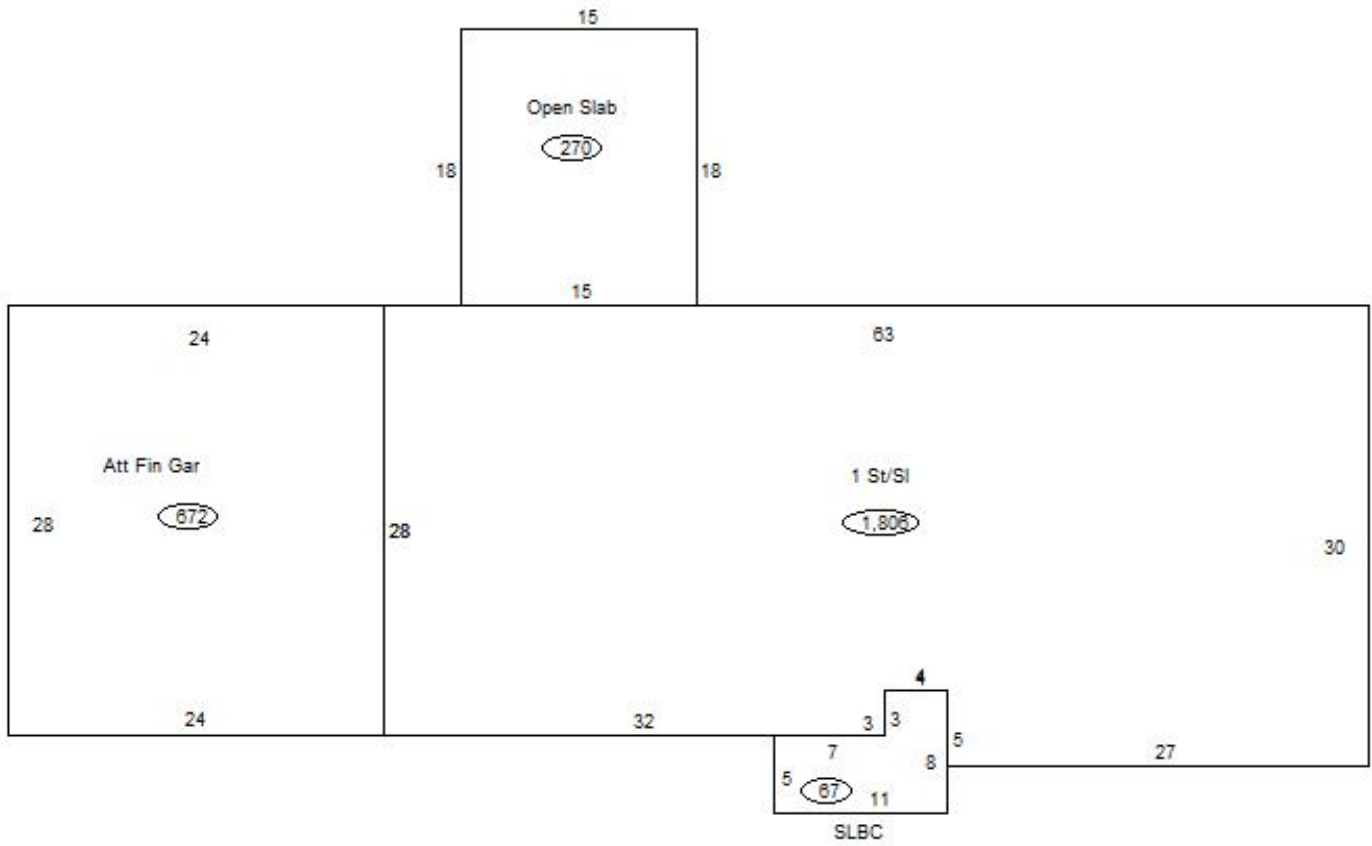
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,806	1.000	1,806
2	G	5		13	Att Fin Gar	672	1.000	672
3	M	PRCH		13	SLBC	67	1.000	67
4	M	PATO		13	Open Slab	270	1.000	270
Total Building Area						1,806		1,806



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (7.12 x 240)		1,709		1,709	85	1,624
SHDS	Shed - Small		8x10x8	Plank	Composition Shingle	80
Qual 4	Cond 3	Year 2024	Eff Age 2			
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (32.55 x 80)		2,604		2,604	260	2,344
SHDS	Shed - Small		12x24x8	Plank	Composition Shingle	288
Qual 3	Cond 3	Year 2000	Eff Age 20			
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (21.35 x 288)		6,149		6,149	3,628	2,521