



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 660031266 Parcel ID 20N14E-36-3-00000-000-0000 Cadastral ID 36-20-14-06900 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 322584 TROUT, DARLA MICHELLE 17945 E ARCHER CATOOSA OK 74015-0000 Parcel Location Situs 17945 E ARCHER ST Subdivision Lot/Block / Parcel Size 1.14 - Acres Sec/Twn/Rng 36 / 20 / 14 / 3 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16331877 -95.77597293 S 435' W 165', E2 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 1.14 Non-Ag Acres 1.1192 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,751.00 x 1.24 = 60,429 Factor Value Adjustments 1.0000 Lot Value 60,429		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,550 / 2,550
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,550
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1968 / 58

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-17\IMG_009: 6/18/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,715	106.16	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.02	Total Misc Impr	+	14,624			
Roofing Adj	+ 4.49	Garage Cost	+	22,165			
Subfloor Adj	+ -2.15	Total RCN	=	349,190			
Heat/Cool Adj	+ 12.64	Depreciation (60%)	-	209,514			
Plumbing Adj	+ 4.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,676			
Adj Base Cost	= 122.51	Lot Value	+	60,429			
Total Area	x 2,550	Indicated Value	=	200,105			
Adjusted Cost	= 312,401	Value Per SqFt		78.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,676		
Lot Value	60,429		
Indicated Value	200,105	78.47	Per SqFt
Agland Value			
Site Improvements	15,880		
Total Value	215,985	84.70	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
PRCH	SLAB PORCH - COVERED	74355	30x4		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	74356	222		222	26.23		5,823



Rogers

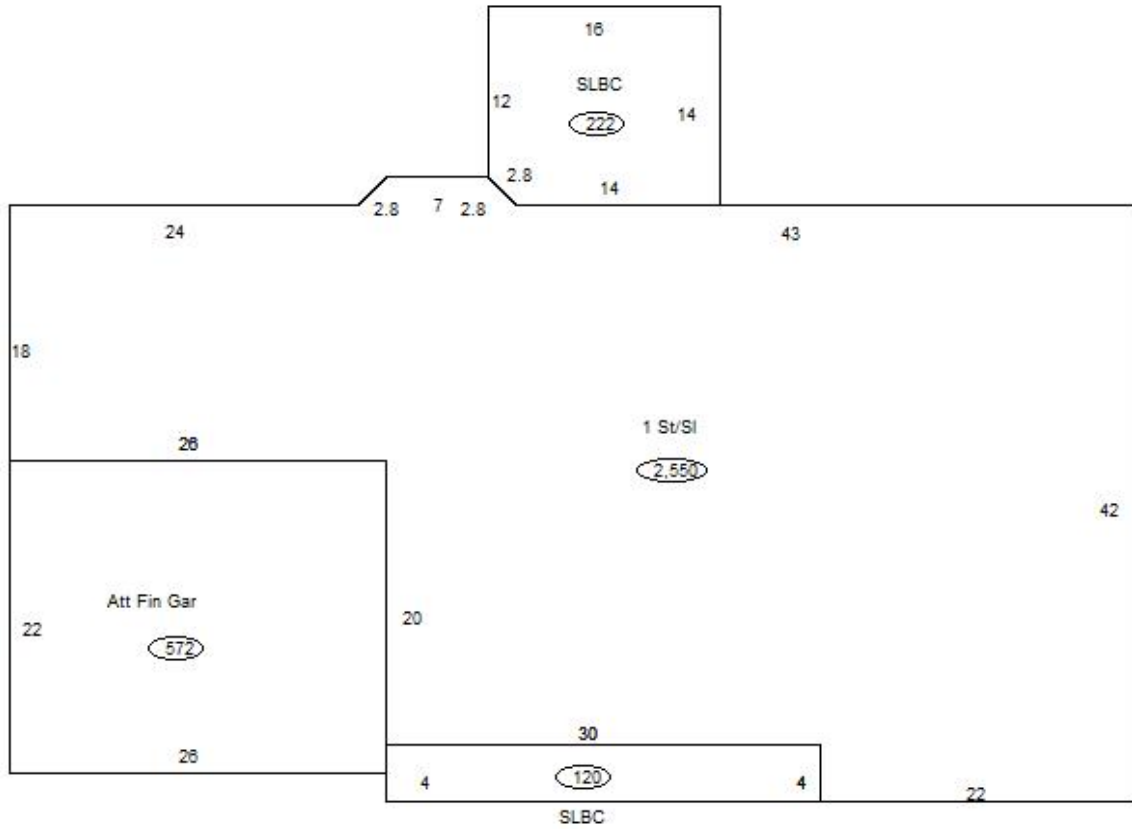
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Sketch Image

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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	2,550	1.000	2,550
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	222	1.000	222
Total Building Area						2,550		2,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x32x8	Concrete	Composition Shingle	640
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (36.89 x 640)	23,610		23,610	11,569	12,041

PCPT	Carport - Portable		20x20x8	Concrete	Formed Metal	400
Qual 5	Cond 3	Year 2000		Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (7.38 x 400)	2,952		2,952	2,332	620

SHDS	Shed - Small		8x12x8	Plank	Galvanized Metal	96
Qual 3	Cond 3	Year 2000		Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (26.91 x 96)	2,583		2,583	1,524	1,059

DTGF	DETACHED GARAGE FAIR		0x0x0			540
Qual 2	Cond 3	Year		Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (16.00 x 540)	8,640		8,640	6,480	2,160

PCPT	Carport - Portable		0x0x0			
Qual	Cond	Year		Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x)					

