




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:23:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031282 <b>Parcel ID</b> 20N14E-36-3-00000-000-0000 <b>Cadastral ID</b> 36-20-14-08500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 185224 BRASUELL, JOHNNIE MAE TRUSTEE  18301 E ARCHER ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 18301 E ARCHER ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.06 - Acres <b>Sec/Twn/Rng</b> 36 / 20 / 14 / 3 <b>Neighborhood</b> 2014 - UNPLATTED T20 & 21 OF R14 <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-17\IMG_007: 6/18/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16324806 -95.77240120 TR IN SE SE SW & SW SE SW BEG; PT 721.60' W & 360' N SE/C; N 81 52 E 217' N 81-52 E 166.30' WHICH IS 383.3' FROM POB; S 264.69' TO PT ON NLY ROW/L SKELLY DR; WLY TO PT 190' S OF POB; N 190' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.06 <b>Non-Ag Acres</b> 2.0955 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 91,278.00 x 1.06 = 96,998 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 96,998		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-17\IMG_007: 6/18/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	2,408 / 2,960
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	9 Clay Tile
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	640 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1970 / 42



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	370,758	125.26	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.72	<b>Total Misc Impr</b>	+	21,765			
<b>Roofing Adj</b>	+ 6.41	<b>Garage Cost</b>	+	40,474			
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	434,074			
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 48%)</b>	-	208,356			
<b>Plumbing Adj</b>	+ 6.18	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	225,718			
<b>Adj Base Cost</b>	= 125.62	<b>Lot Value</b>	+	96,998			
<b>Total Area</b>	x 2,960	<b>Indicated Value</b>	=	322,716			
<b>Adjusted Cost</b>	= 371,835	<b>Value Per SqFt</b>		109.03			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	225,718		
<b>Lot Value</b>	96,998		
<b>Indicated Value</b>	322,716	109.03	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	5,324		
<b>Total Value</b>	328,040	110.82	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	74413	33x14		462	31.43		14,521



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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	Crawl	13	1.5 St Fin/Cr	2,408	1.229	2,960
2	M	PRCH		13	SLBC	462	1.000	462
3	U	^UL	Overhang	13	Upper Level	552	1.000	552
4	G	6		13	Det Fin Gar	640	1.000	640
<b>Total Building Area</b>						<b>2,408</b>		<b>2,960</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		365	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (53.86 x 365) 19,659		<b>Modifier Total</b>		<b>RCN</b> 19,659	<b>Depr (80% Phys/ % Func)</b> 15,727	<b>RCNLD</b> 3,932
	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		485	
	Qual	3	Cond 3	Year	Eff Age 1013		
	<b>Valuation Summary</b> Base Cost (4.89 x 485) 2,372		<b>Modifier Total</b>		<b>RCN</b> 2,372	<b>Depr (80% Phys/ % Func)</b> 1,898	<b>RCNLD</b> 474
	WODO	Wood Deck - Open	12x18x0			216	
	Qual	3	Cond 3	Year 0	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (21.24 x 216) 4,588		<b>Modifier Total</b>		<b>RCN</b> 4,588	<b>Depr (80% Phys/ % Func)</b> 3,670	<b>RCNLD</b> 918