



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:18:28  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031335 <b>Parcel ID</b> 000000-00-0-00591-002-0004 <b>Cadastral ID</b> 36-20-15-02810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 349079 CLAVET, TERRI V & BEN B  30106 S PINE RIDGE RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 30106 PINE RIDGE RD <b>Subdivision</b> PINE RIDGE <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 15 / 5 <b>Neighborhood</b> 1034 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0111\IMG_0009. 1/11/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17483419 -95.66268583 LOT 4 BLOCK 2 PINE RIDGE																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4088	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	104,926.00 x .72 = 75,833	
Factor Value		
Adjustments	1.0000	
Lot Value	75,833	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,424
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,388	136.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	146,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.36	Total Misc Impr	+	12,569			
Roofing Adj	+ 4.39	Garage Cost	+	17,195			
Subfloor Adj	+ -1.16	Total RCN	=	206,895			
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	-	99,310			
Plumbing Adj	+ 7.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	107,585			
Adj Base Cost	= 124.39	Lot Value	+	75,833			
Total Area	x 1,424	Indicated Value	=	183,418			
Adjusted Cost	= 177,131	Value Per SqFt		128.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,585		
Lot Value	75,833		
Indicated Value	183,418	128.80	Per SqFt
Agland Value			
Site Improvements	41,139		
Total Value	224,557	157.69	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	74568	25x4		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	74569	18x12		216	23.51		5,078



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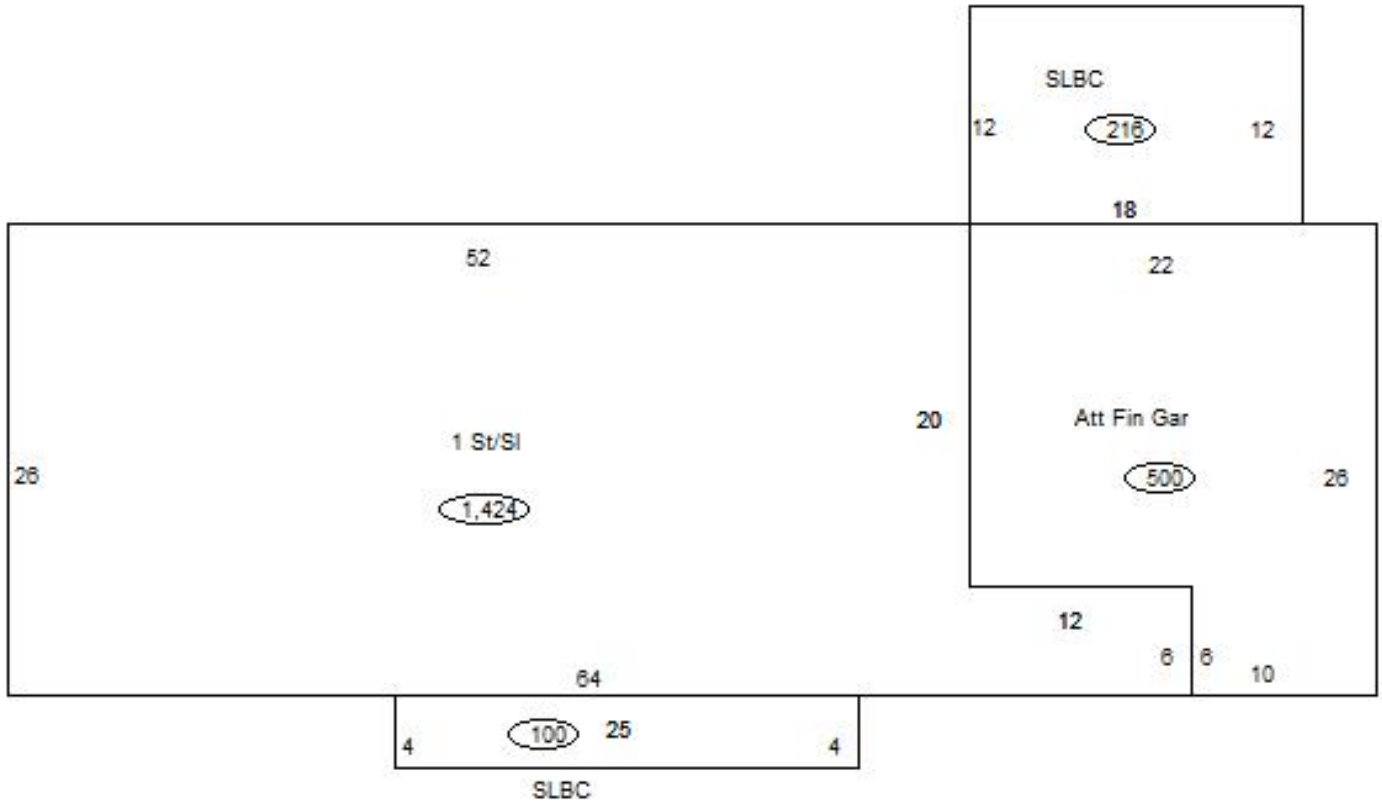
Date 04/17/2026

Time 15:18:29

Page 3

### Sketch Image

660031335



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,424	1.000	1,424
2	G	5		13	Att Fin Gar	500	1.000	500
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	216	1.000	216
<b>Total Building Area</b>						1,424		1,424



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 Page 4

660031335

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x40x14	Concrete	Formed Metal	960
	Qual 4	Cond 4	Year 2026	Eff Age 0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (37.80 x 960)		36,288	36,288		36,288
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual 2	Cond 2	Year 2023	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.44 x 96)		2,250	2,250	315	1,935
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.00 x 144)		3,600	3,600	684	2,916