




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:34:36
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Assessment Data					Primary Image																																																																																																															
Account 660051943 Parcel ID 000000-00-0-00407-001-0004 Cadastral ID 25-20-15-01550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 258369 GOINS, JOHN T & JENA L 29142 S TOMAHAWK RD CATOOSA OK 74015-0000 Parcel Location Situs 29142 S TOMAHAWK RD Subdivision INDIAN RIDGE Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 20 / 15 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660051943 10/28/25</p> <p>660051943_001.JPG 10/29/2025</p>																																																																																																															
Legal Description Lot/Long: 36.18978615 -95.66269999 LOT 4 BLOCK 1 INDIAN RIDGE																																																																																																																				
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4275 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 105,740.00 x .86 = 90,528 Factor Value Adjustments 1.0000 Lot Value 90,528		 <p>660051943 10/28/25</p> <p>660051943_001.JPG 10/29/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,992 / 1,992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,992
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	248,338	124.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	244,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.11	Total Misc Impr	+ 17,017				
Roofing Adj	+ 4.70	Garage Cost	+ 23,768				
Subfloor Adj	+ -2.19	Total RCN	= 295,861				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 73,965				
Plumbing Adj	+ 7.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 221,896				
Adj Base Cost	= 128.05	Lot Value	+ 90,528				
Total Area	x 1,992	Indicated Value	= 312,424				
Adjusted Cost	= 255,076	Value Per SqFt	156.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,896		
Lot Value	90,528		
Indicated Value	312,424	156.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,424	156.84	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	77331	27x5		135	26.51	3,579
PRCH	SLAB PORCH - COVERED	77332	301		301	25.99	7,823



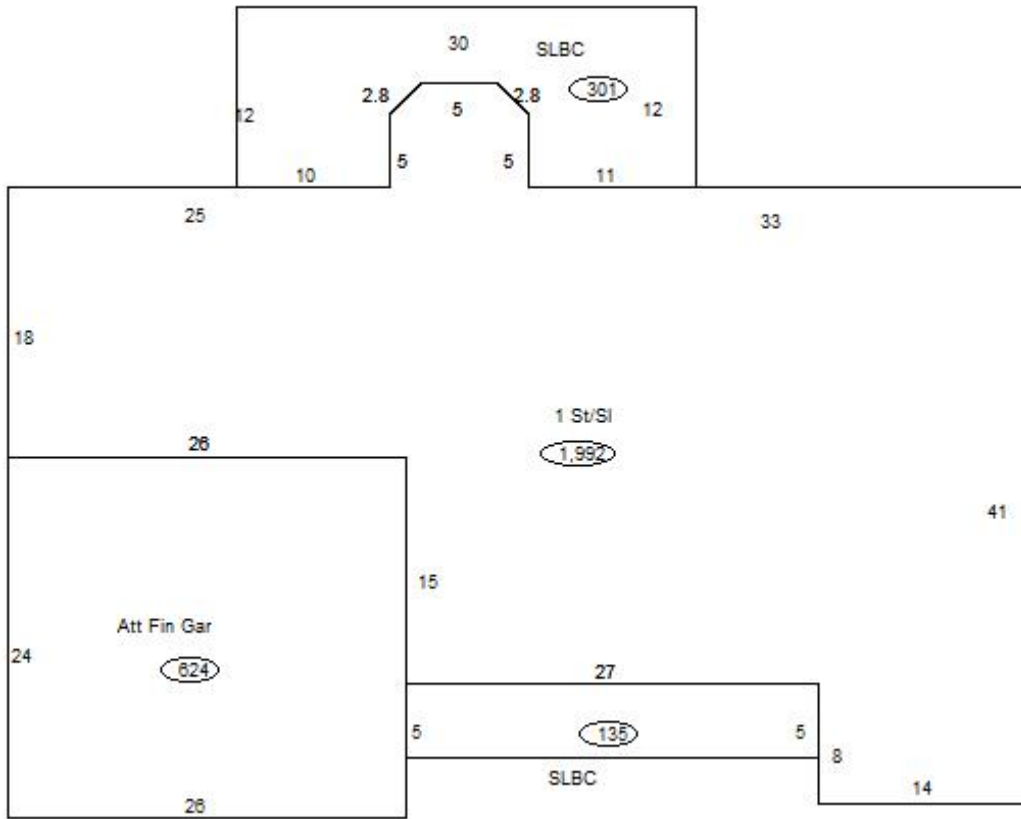
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Sketch Image

660051943



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,992	1.000	1,992
2	G	5		13	Att Fin Gar	624	1.000	624
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	301	1.000	301
Total Building Area						1,992		1,992



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 1	Year 2000	Eff Age 36	
Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ 100% Func) RCNLD	
Base Cost (20.11 x 140)		2,815		2,815	2,815	