



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 07:28:40  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660054891 <b>Parcel ID</b> 000000-00-0-20025-002-0001 <b>Cadastral ID</b> 19-20-15-08440 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 347083 RODRIGUEZ, JESSICA M & JONATHAN DAVID PARTIDA  522 CHIEF STAN WAITE LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00522 CHIEF STAND WATIE LN <b>Subdivision</b> CHEROKEE VILLAGE HEIGHTS <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1189 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.19275048 -95.75476780																																																																																																																									
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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	6000	
Non-Ag Acres	0.1615	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,035.00 x 6.35 = 44,672	
Factor Value		
Adjustments	1.4082	
Lot Value	62,906	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,625 / 1,625
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,625
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1994 / 22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,912	86.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	116,680		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,497		
Lot Value	62,906		
Indicated Value	210,403	129.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	210,403	129.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.69	Total Misc Impr	+	2,943			
Roofing Adj	+ 4.35	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	207,742			
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	-	60,245			
Plumbing Adj	+ 8.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	147,497			
Adj Base Cost	= 126.03	Lot Value	+	62,906			
Total Area	x 1,625	Indicated Value	=	210,403			
Adjusted Cost	= 204,799	Value Per SqFt		129.48			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78482	11x5		55	24.09		1,325
PATO	SLAB PORCH - OPEN	78483	156		156	10.37		1,618

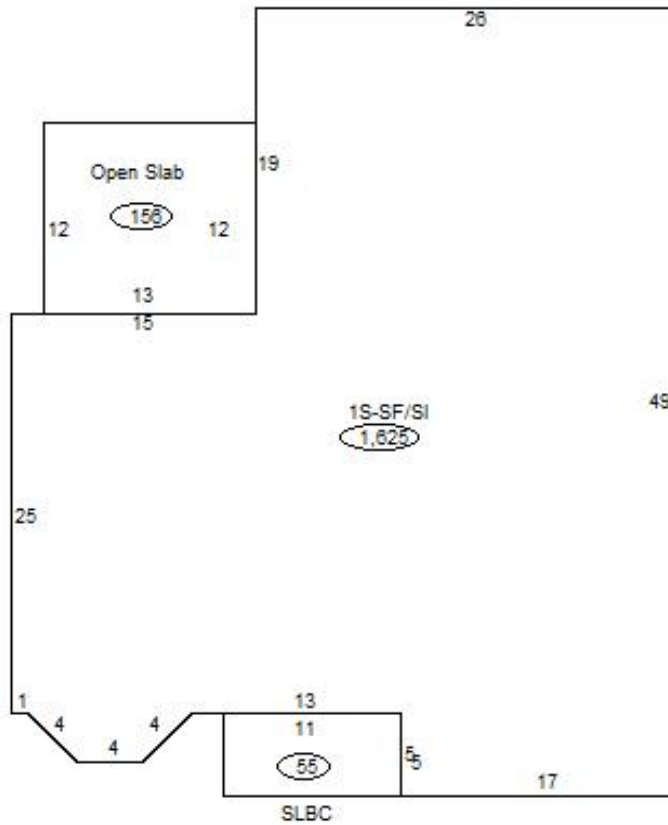


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Sketch Image

660054891



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	55	1.000	55
2	M	PATO		13	Open Slab	156	1.000	156
3	R	1	Slab	13	1S-SF/SI	1,625	1.000	1,625
<b>Total Building Area</b>						1,625		1,625