



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:07:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660065305 Parcel ID 000000-00-0-20115-001-0004 Cadastral ID 17-20-15-01930 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 271794 MEDINA, SHARON F & STEPHEN C-CO TRUSTEES 205 W DEER VALLEY DR CATOOSA OK 74015-2358 Parcel Location Situs 00205 W DEER VALLEY DR Subdivision RIVER HILL ESTATES AMD Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 20 / 15 / 5 Neighborhood 1188 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660065305_001.JPG 10/14/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.20629670 -95.72950243 LOT 4 BLOCK 1 RIVER HILL EST AMD																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1188 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.109	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,308.00 x 1.52 = 73,536	
Factor Value		
Adjustments	1.0000	
Lot Value	73,536	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	3,735 / 3,735
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,735
Fixture/RghIn	15 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

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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	541,355	144.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	444,720 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.93	Total Misc Impr	+	30,891			
Roofing Adj	+ 5.86	Garage Cost	+	39,390			
Subfloor Adj	+ -4.29	Total RCN	=	565,355			
Heat/Cool Adj	+ 17.38	Depreciation (23%)	-	130,032			
Plumbing Adj	+ 7.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	435,323			
Adj Base Cost	= 132.55	Lot Value	+	73,536			
Total Area	x 3,735	Indicated Value	=	508,859			
Adjusted Cost	= 495,074	Value Per SqFt		136.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	435,323		
Lot Value	73,536		
Indicated Value	508,859	136.24	Per SqFt
Agland Value			
Site Improvements	24,750		
Total Value	533,609	142.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	81533	8x5		40	36.54		1,462
PRCH	SLAB PORCH - COVERED	81534	238		238	35.49		8,447
PATO	SLAB PORCH - OPEN	81535	27x18		486	11.40		5,540



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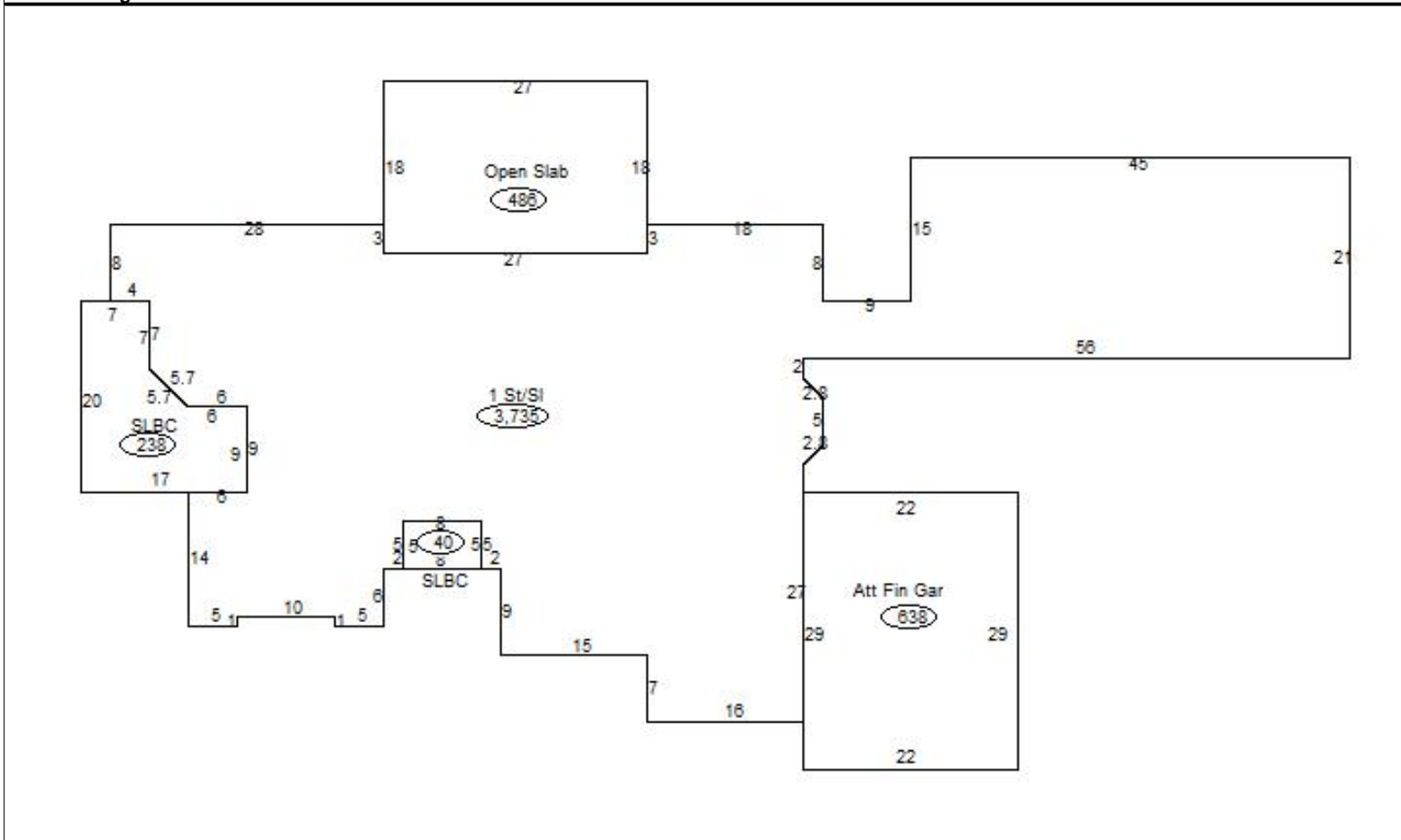
Date 04/17/2026

Time 00:07:24

Page 3

Sketch Image

660065305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	638	1.000	638
2	M	PRCH		20	SLBC	40	1.000	40
3	M	PRCH		20	SLBC	238	1.000	238
4	M	PATO		20	Open Slab	486	1.000	486
5	R	1	Slab	20	1 St/SI	3,735	1.000	3,735
Total Building Area						3,735		3,735



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 Page 4

660065305

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		512
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)
Base Cost (56.80 x 512)		29,082		29,082	7,852	21,230
	PACN	Paving - Concrete PATIO AROUND POOL	0x0x0	Concrete		640
	Qual	3	Cond 3	Year 2017	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)
Base Cost (4.86 x 640)		3,110		3,110	840	2,270
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	4	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)
Base Cost (32.55 x 80)		2,604		2,604	1,354	1,250