



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:27:09
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Assessment Data					Primary Image																																																																																																																				
Account 660077377 Parcel ID 000000-00-0-20116-001-0016 Cadastral ID 20-20-15-04150 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 323821 CASTRO, SAMUEL & AMANDA M 3526 CRESTVIEW LN CATOOSA OK 74015-0000 Parcel Location Situs 03526 CRESTVIEW LN Subdivision RIVER HILL ESTATES II Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1188 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660077377_001.JPG 10/26/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.20461965 -95.73337731																																																																																																																									
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Lot Data	Square-Foot - NBHD 1188 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.6228 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 27,131.00 x 1.98 = 53,802 Factor Value Adjustments 1.0000 Lot Value 53,802		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	1,840 / 2,480
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,840
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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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	302,000	121.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	334,860		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,502		
Lot Value	53,802		
Indicated Value	325,304	131.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	325,304	131.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.80	Total Misc Impr	+ 4,095				
Roofing Adj	+ 4.06	Garage Cost	+ 22,691				
Subfloor Adj	+ -2.60	Total RCN	= 335,199				
Heat/Cool Adj	+ 14.47	Depreciation (22%)	- 73,744				
Plumbing Adj	+ 9.63	Lump Sums	+ 10,047				
Basement Adj	+ 0.00	RCNLD	= 271,502				
Adj Base Cost	= 124.36	Lot Value	+ 53,802				
Total Area	x 2,480	Indicated Value	= 325,304				
Adjusted Cost	= 308,413	Value Per SqFt	131.17				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	93175	25x12		300	33.49		10,047
PRCH	SLAB PORCH - COVERED	93176	141		141	29.04		4,095



Rogers

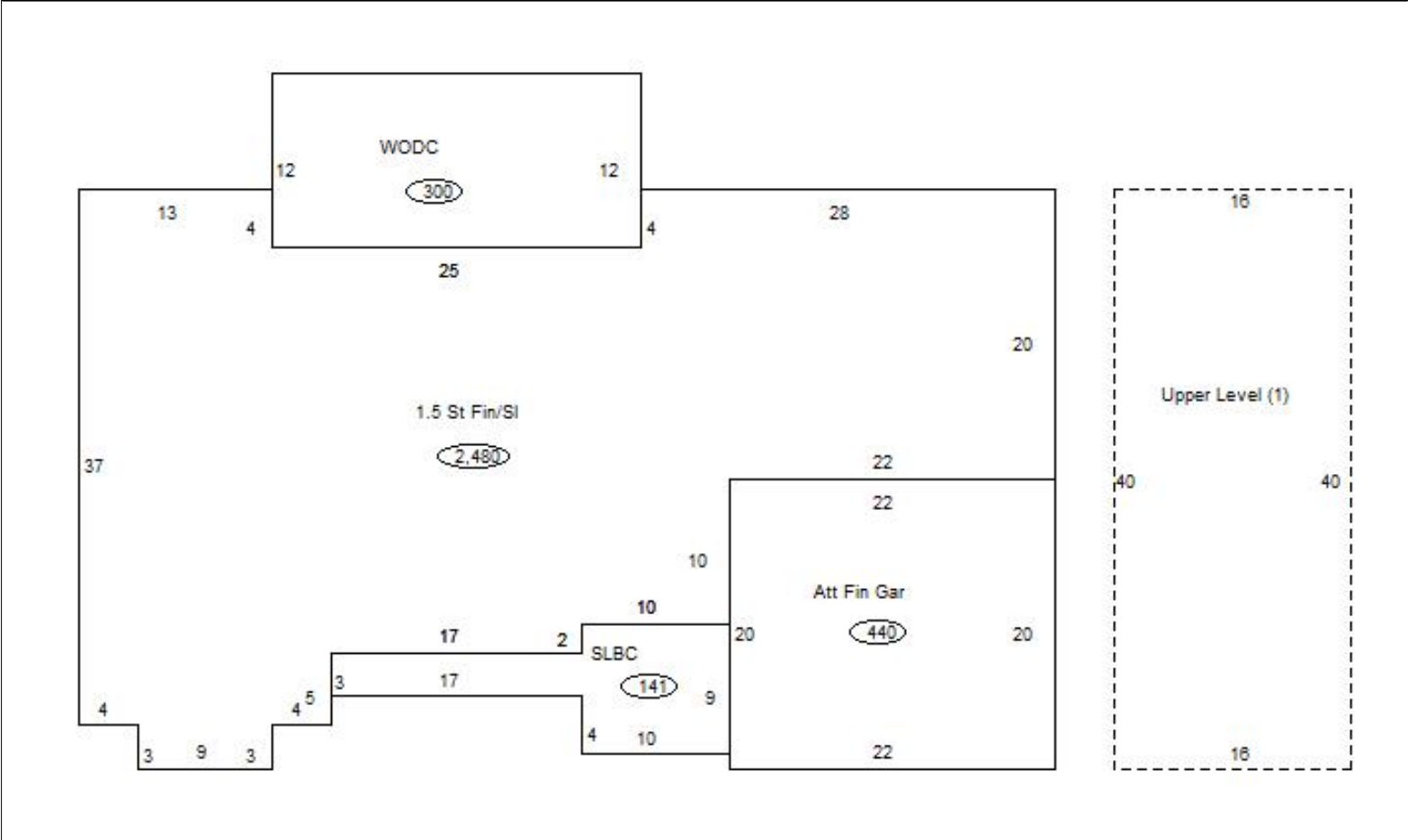
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Sketch Image

660077377



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,840	1.348	2,480
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	WODC		13	WODC	300	1.000	300
4	M	PRCH		13	SLBC	141	1.000	141
5	U	^UL		13	Upper Level (1)	640	1.000	640
Total Building Area						1,840		2,480