



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:23:04  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660079519 <b>Parcel ID</b> 000000-00-0-20111-002-0006 <b>Cadastral ID</b> 20-20-15-05450 <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> 348117 BOYLES, CHRISTINA A & STEVEN R  313 WATERFORD ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00313 WATERFORD <b>Subdivision</b> RIDGEWOOD PARK <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 5 <b>Neighborhood</b> 1188 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660079519_001.JPG 10/27/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.20164849 -95.73340357																																																																																																																									
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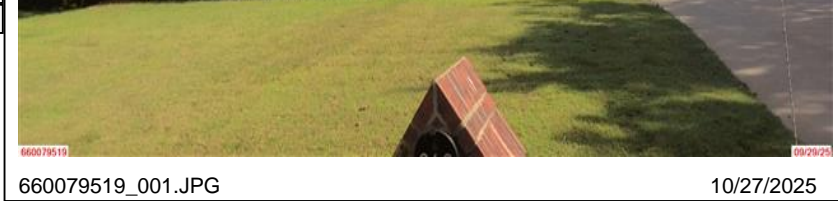
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 1188 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3597	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	15,667.00 x 2.20 = 34,467	
Factor Value		
Adjustments	1.3474	
Lot Value	46,441	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,575 / 3,189
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,575
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,157 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2008 / 14



660079519\_001.JPG 10/27/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	514,977	161.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	449,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.35	Total Misc Impr	+	22,178			
Roofing Adj	+ 4.98	Garage Cost	+	70,195			
Subfloor Adj	+ -3.69	Total RCN	=	521,581			
Heat/Cool Adj	+ 17.38	Depreciation ( 14%)	-	73,021			
Plumbing Adj	+ 9.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	448,560			
Adj Base Cost	= 134.59	Lot Value	+	46,441			
Total Area	x 3,189	Indicated Value	=	495,001			
Adjusted Cost	= 429,208	Value Per SqFt		155.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	448,560		
Lot Value	46,441		
Indicated Value	495,001	155.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	495,001	155.22	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	95704	6x6		36	36.56		1,316
PRCH	SLAB PORCH - COVERED	95705	376		376	34.95		13,141



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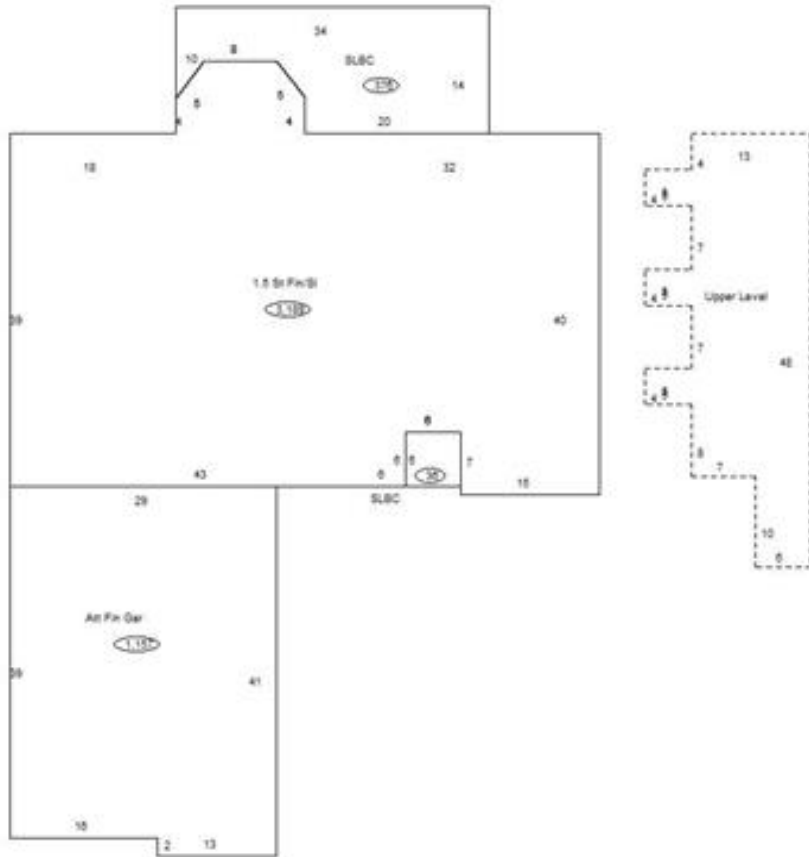
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Sketch Image

660079519



### 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/SI	2,575	1.238	3,189
2	G	5		13	Att Fin Gar	1,157	1.000	1,157
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	376	1.000	376
5	U	^UL	Overhang	13	Upper Level	614	1.000	614
<b>Total Building Area</b>						<b>2,575</b>		<b>3,189</b>