



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:06:54
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Assessment Data					Primary Image																																																																																																																				
Account 660079532 Parcel ID 000000-00-0-20111-003-0005 Cadastral ID 20-20-15-05570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 287367 TRAUTWEILER, ALFRED A & ELANOR L 226 WATERFORD ST CATOOSA OK 74015-0000					<p>660079532_001.JPG 11/3/2025</p>																																																																																																																				
Parcel Location Situs 00226 WATERFORD ST Subdivision RIDGEWOOD PARK Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1188 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20039876 -95.73258264 LOT 5 BLOCK 3 RIDGEWOOD PARK					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1188 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4621 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 20,128.00 x 2.20 = 44,282 Factor Value Adjustments 1.0000 Lot Value 44,282		 660079532_001.JPG 11/3/2025

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	50% Frame, Stucco 50% Veneer, Stone
Base/Total Area	2,334 / 3,501
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,334
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	606 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2004 / 17

Cost Approach				Manual : 01/2025			
Base Cost	104.77	Total Misc Impr	+ 23,852				
Roofing Adj	+ 4.18	Garage Cost	+ 37,663				
Subfloor Adj	+ -3.08	Total RCN	= 527,253				
Heat/Cool Adj	+ 17.38	Depreciation (23%)	- 121,268				
Plumbing Adj	+ 9.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 405,985				
Adj Base Cost	= 133.03	Lot Value	+ 44,282				
Total Area	x 3,501	Indicated Value	= 450,267				
Adjusted Cost	= 465,738	Value Per SqFt	128.61				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	494,420	141.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	467,590		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	405,985		
Lot Value	44,282		
Indicated Value	450,267	128.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	450,267	128.61	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	95760	23x9		207	35.63	7,375
PATO	SLAB PORCH - OPEN	95761	17x4		68	15.22	1,035



Rogers

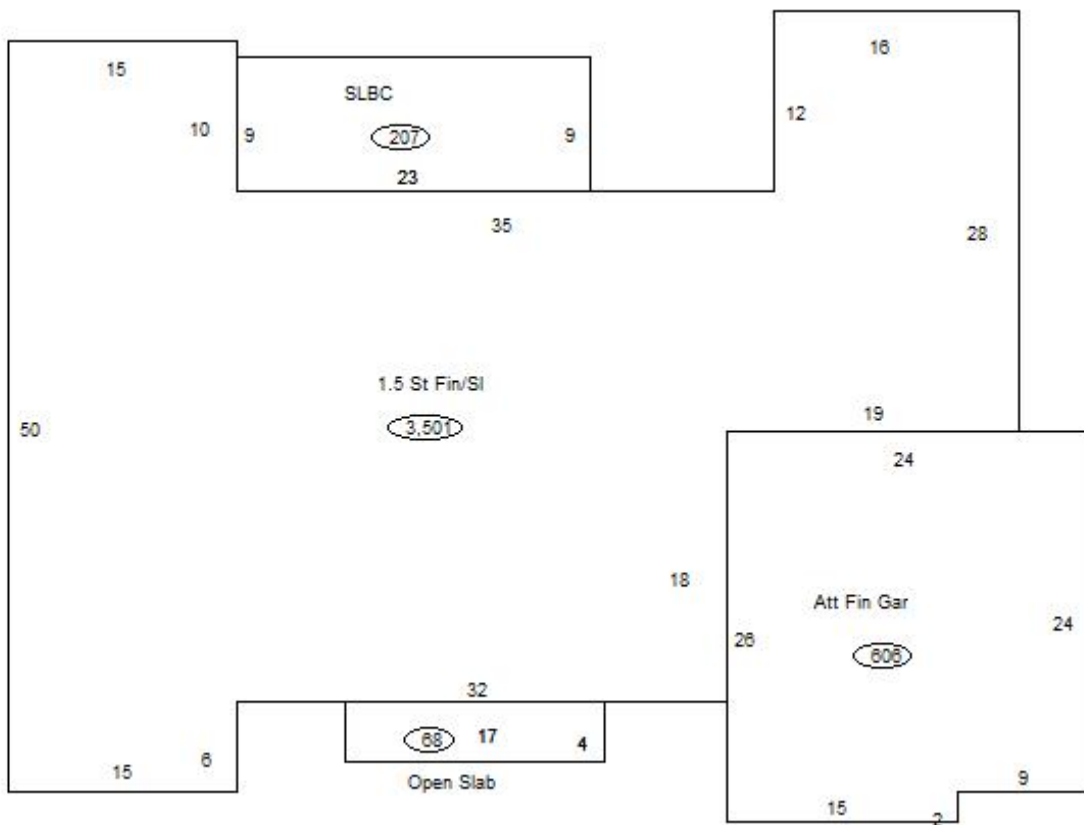
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Sketch Image

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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	2,334	1.500	3,501
2	G	5	Slab	13	Att Fin Gar	606	1.000	606
3	M	PRCH		13	SLBC	207	1.000	207
4	M	PATO		13	Open Slab	68	1.000	68
Total Building Area						2,334		3,501