




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660084947 Parcel ID 20N15E-20-1-00000-000-0000 Cadastral ID 20-20-15-02820 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 304638 JONES, DAVID DANIEL & JAMIE CLEMENTINE HOLDINGS LLC 193 WATERFORD ST CATOOSA OK 74015-0000 Parcel Location Situs 00193 WATERFORD ST Subdivision Lot/Block / Parcel Size .59 - Acres Sec/Twn/Rng 20 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>660084947_002.JPG 11/3/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.20023290 -95.73030749 TR COMM AT SW/C E/2 NE/4; TH N00-24-07E 499.34'; TH SE ALG ARC CURVE CENT ANGLE OF 16-36-07 97.07' TO POB; TH CONT SE ALG CURVE THR CENT ANGLE OF 13-28-17 78.77'; TH N36-30-20E 367.82'; TH N89-38-25W 194. 40'; TH S00-21-35W 163.45'; TH S43-41-30W 90' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.722 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 31,452.00 x .67 = 21,171 Factor Value Adjustments 1.0000 Lot Value 21,171		 <p>660084947_002.JPG 11/3/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Stucco 50% Frame, Siding, Wood
Base/Total Area	3,078 / 4,845
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,078
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	1,075 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2006 / 15

Cost Approach		Manual : 01/2025	
Base Cost	105.88	Total Misc Impr	+ 31,421
Roofing Adj	+ 4.40	Garage Cost	+ 87,978
Subfloor Adj	+ -4.15	Total RCN	= 770,519
Heat/Cool Adj	+ 20.10	Depreciation (12%)	- 92,462
Plumbing Adj	+ 8.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 678,057
Adj Base Cost	= 134.39	Lot Value	+ 21,171
Total Area	x 4,845	Indicated Value	= 699,228
Adjusted Cost	= 651,120	Value Per SqFt	144.32

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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	806,442	166.45	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	678,057		
Lot Value	21,171		
Indicated Value	699,228	144.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	699,228	144.32	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	8,928.49		17,857
PRCH	SLAB PORCH - COVERED	103068	22x12		264	44.43		11,730
PRCH	SLAB PORCH - COVERED	103069	10x4		40	45.85		1,834



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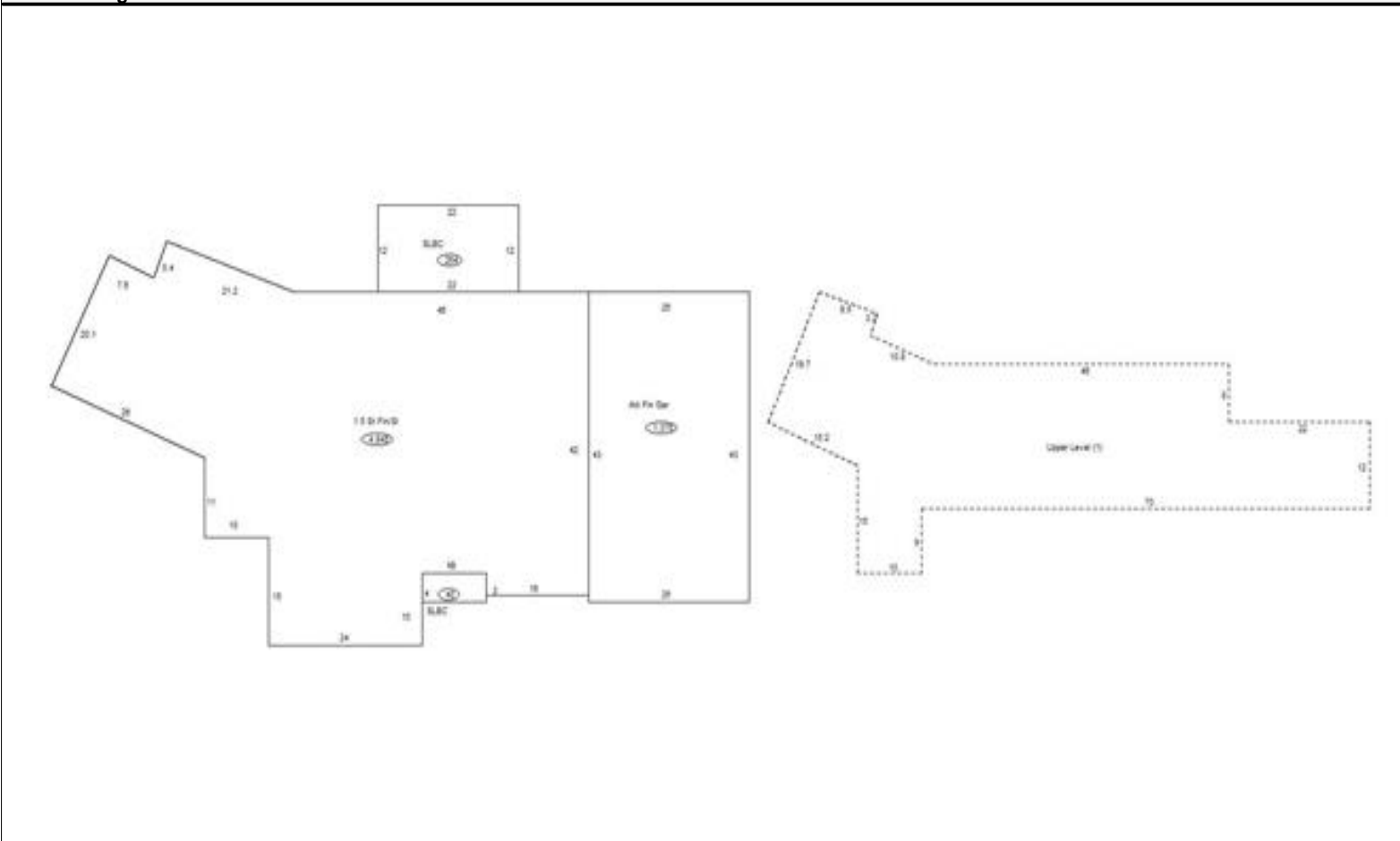
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Sketch Image

660084947



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	3,078	1.574	4,845
2	G	5		13	Att Fin Gar	1,075	1.000	1,075
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	40	1.000	40
5	U	^UL		13	Upper Level (1)	1,767	1.000	1,767
Total Building Area						3,078		4,845