




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:24:43  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660086109 <b>Parcel ID</b> 20N14E-25-4-00000-000-0000 <b>Cadastral ID</b> 25-20-14-00911 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 290470 TEUTSCH, SHERI D &  BRIAN S 18985 E PINE ST CATOOSA OK 74015-0000					 <p>\\tsclient\C\Users\rln\Pictures\2017-02-24 02-24-17\02-24-17 071.J 2/28/2017</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 18985 E PINE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 25 / 20 / 14 / 4 <b>Neighborhood</b> 2014 - UNPLATTED T20 & 21 OF R14 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.17745652 -95.77028485 S/2 W/2 W/2 SW/4 SW/4 SE/4					<b>Building Permits</b> <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>R21 170920</td> <td>R22- POSS NEW SFR</td> <td>01/2021</td> <td>10/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 170920	R22- POSS NEW SFR	01/2021	10/2021																																																																																																							
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.25 <b>Non-Ag Acres</b> 1.2651 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 55,108.00 x 1.20 = 66,150 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 66,150		 <p>\\tsclient\C\Users\rln\Pictures\2017-02-24 02-24-17\02-24-17 071.J 2/28/2017</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	10% Frame, Siding, Wood 90% Veneer, Masonry
<b>Base/Total Area</b>	1,886 / 2,606
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,886
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1987 / 23

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adjusted R</b>	0.8445
<b>Indicated Value</b>	333,621 128.02 Per SqFt

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	261,967
<b>Lot Value</b>	66,150
<b>Indicated Value</b>	328,117 125.91 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	32,901
<b>Total Value</b>	361,018 138.53 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	99.49	<b>Total Misc Impr</b>	+	21,062
<b>Roofing Adj</b>	+ 3.94	<b>Garage Cost</b>	+	24,302
<b>Subfloor Adj</b>	+ -2.51	<b>Total RCN</b>	=	363,843
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 28%)</b>	-	101,876
<b>Plumbing Adj</b>	+ 6.82	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	261,967
<b>Adj Base Cost</b>	= 122.21	<b>Lot Value</b>	+	66,150
<b>Total Area</b>	x 2,606	<b>Indicated Value</b>	=	328,117
<b>Adjusted Cost</b>	= 318,479	<b>Value Per SqFt</b>		125.91

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	105290		368	368	28.25		10,396
PRCH	SLAB PORCH - COVERED	105292	20x4		80	29.27		2,342
PATO	SLAB PORCH - OPEN	149536		153	153	12.38		1,894



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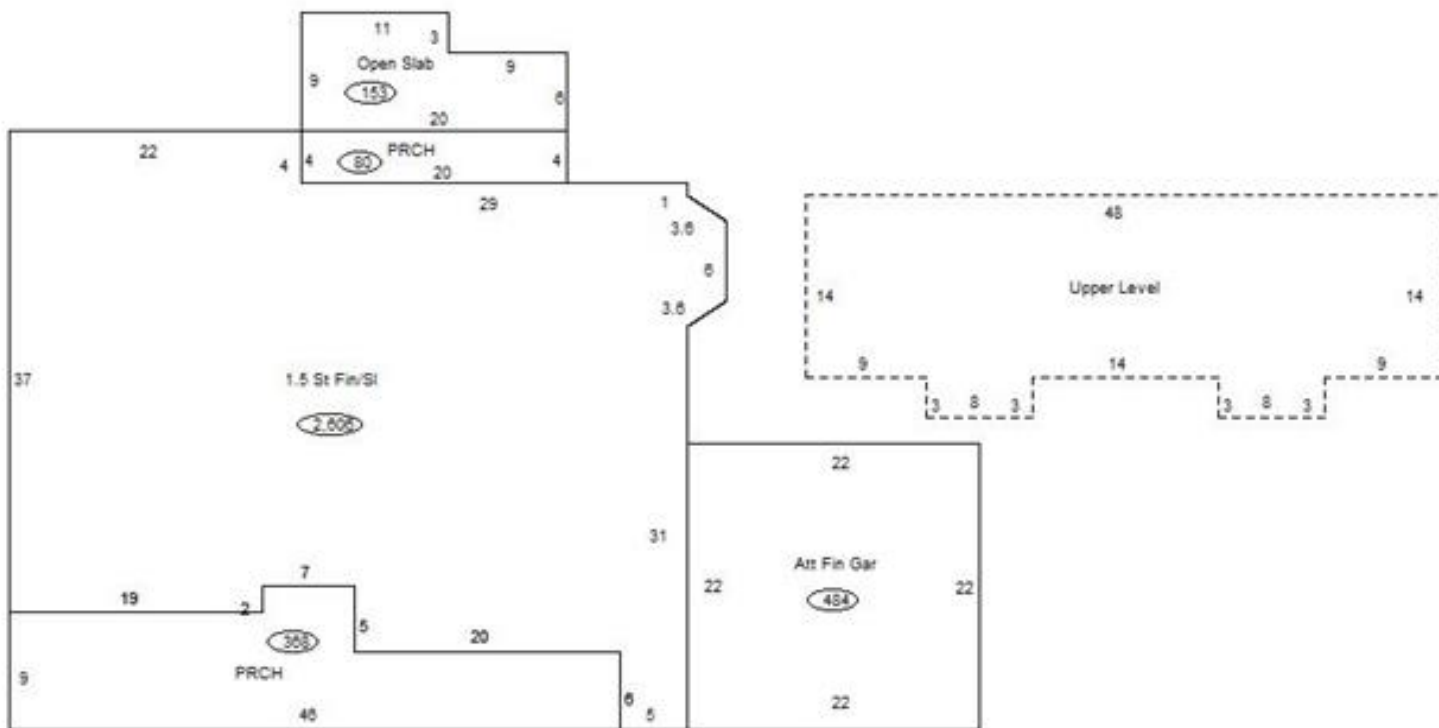
Date 04/17/2026

Time 06:24:44

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Sketch Image

660086109



### 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	1,886	1.382	2,606
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	PRCH	368	1.000	368
4	U	^UL	Overhang	13	Upper Level	720	1.000	720
5	M	PRCH		13	PRCH	80	1.000	80
6	M	PATO		13	Open Slab	153	1.000	153
<b>Total Building Area</b>						1,886		2,606



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 900)	28,674		28,674	2,007	26,667
	LNT0	Lean To - Attached	30x10x10	Concrete	Formed Metal	300
	Qual 4	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.17 x 300)	5,151		5,151	1,288	3,863
	SHDS	Shed - Small	10x16x6	Plank	Composition Shingle	160
	Qual 3	Cond 2	Year 2010	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.52 x 160)	3,923		3,923	2,040	1,883
	PACN	Paving - Concrete	15x25x0	Concrete		375
	Qual 4.5	Cond 3.5	Year 1987	Eff Age 18		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.50 x 375)	2,438		2,438	1,950	488