



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:45:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660089820 Parcel ID 000000-00-0-00694-001-0001 Cadastral ID 19-20-16-02300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 348405 HERRICK, DUSTIN E & LAUREN 28549 S 4130 RD CATOOSA OK 74015-0000 Parcel Location Situs 28549 S 4130 RD Subdivision RIVER PORT RANCH V Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.19758358 -95.65400918 RIVER PORT RANCH V LOT 1 BLOCK 1.																																																																																																																									
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Date 04/18/2026
Time 06:45:59
Page 2

Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1.45 Non-Ag Acres 1.4499 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 63,156.00 x 1.12 = 70,564 Factor Value Adjustments 1.3343 Lot Value 94,155		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,822 / 2,822
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,822
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	650 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2008 / 11

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 409,124 144.98 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 313,330 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.24	Total Misc Impr	+	15,965			
Roofing Adj	+ 5.70	Garage Cost	+	37,551			
Subfloor Adj	+ -4.37	Total RCN	=	439,594			
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	48,355			
Plumbing Adj	+ 8.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	391,239			
Adj Base Cost	= 136.81	Lot Value	+	94,155			
Total Area	x 2,822	Indicated Value	=	485,394			
Adjusted Cost	= 386,078	Value Per SqFt		172.00			

Value Reconciliation
Selected Approach Cost Approach Improvements 391,239 Lot Value 94,155 Indicated Value 485,394 172.00 Per SqFt Agland Value Site Improvements 14,606 Total Value 500,000 177.18 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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	109512	7x6		42	33.06		1,389
PRCH	Porch	109513	228		228	32.16		7,332



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 Page 4

660089820

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	16x16x10	Concrete	Composition Shingle	256		
	Qual	4	Cond	4	Year	2020	Eff Age	4
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)	RCNLD	
	Base Cost (50.25 x 256)		12,864		12,864	900	11,964	
	LNT0	Lean To - Attached	6x16x10	Concrete	Composition Shingle	96		
	Qual	3	Cond	3	Year	2020	Eff Age	5
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD	
	Base Cost (13.12 x 96)		1,260		1,260	391	869	
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140		
	Qual	2	Cond	3	Year	2015	Eff Age	8
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (20.11 x 140)		2,815		2,815	1,042	1,773	