




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:47:32
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Assessment Data					Primary Image																																																																																																																				
Account 660093869 Parcel ID 000000-00-0-00694-002-0002 Cadastral ID 19-20-16-02460 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 327742 SNEAD, DANIEL G & MARY K 10049 E RIVERBLUFF RD CATOOSA OK 74015-0000 Parcel Location Situs 10049 E RIVERBLUFF RD Subdivision RIVER PORT RANCH V Lot/Block 0002 / 0002 Parcel Size 1.5 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660093869 11/04/25</p> <p>660093869_001.JPG 11/5/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.20006440 -95.65388559																																																																																																																									
RIVER PORT RANCH V LOT 2 & W 85' LOT 3 BLOCK 2.					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>R19</td> <td>R21- NEW SFR</td> <td>11/2019</td> <td>11/2020</td> <td>472,440</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R21- NEW SFR	11/2019	11/2020	472,440																																																																																																						
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4404 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 106,303.00 x .85 = 90,697 Factor Value Adjustments 1.0000 Lot Value 90,697		 <p>660093869 11/04/25</p> <p>660093869_001.JPG 11/5/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	EXEC EXCEPTIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,736 / 3,388
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,736
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	892 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	494,793	146.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	119.08	Total Misc Impr	+ 14,488				
Roofing Adj	+ 4.63	Garage Cost	+ 50,764				
Subfloor Adj	+ -3.58	Total RCN	= 554,445				
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 22,178				
Plumbing Adj	+ 7.95	Lump Sums	+ 38,761				
Basement Adj	+ 0.00	RCNLD	= 571,028				
Adj Base Cost	= 144.39	Lot Value	+ 90,697				
Total Area	x 3,388	Indicated Value	= 661,725				
Adjusted Cost	= 489,193	Value Per SqFt	195.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	571,028		
Lot Value	90,697		
Indicated Value	661,725	195.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	661,725	195.31	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	7,243.87		14,488
WODC	Wood Deck - Covered	147927	44x14		616	37.13		22,872
WODO	Wood Deck - Open	147928	12x12		144	31.18		4,490
WODC	Wood Deck - Covered	147929	51x6		306	37.25		11,399



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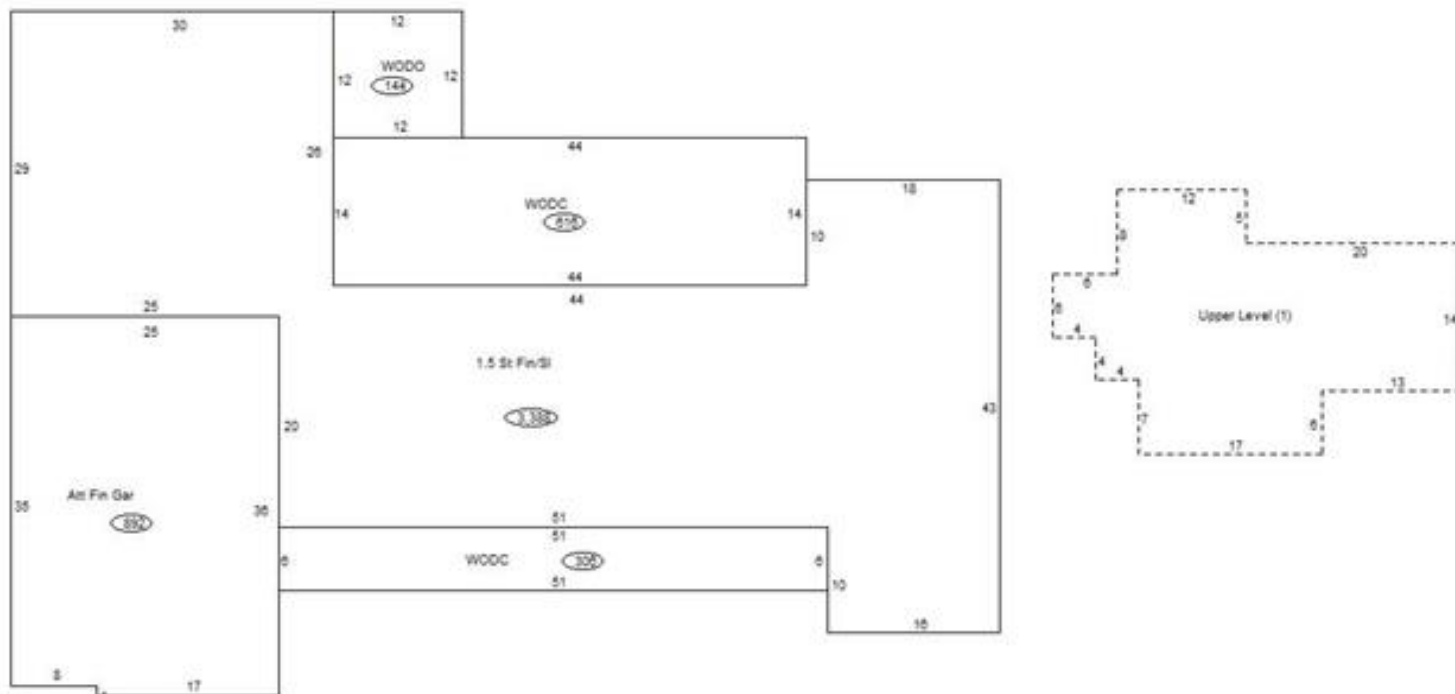
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Sketch Image

660093869



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	2,736	1.238	3,388
2	G	5		13	Att Fin Gar	892	1.000	892
3	M	WODC		13	WODC	616	1.000	616
4	M	WODO		13	WODO	144	1.000	144
5	M	WODC		13	WODC	306	1.000	306
6	U	^UL		13	Upper Level (1)	652	1.000	652
Total Building Area						2,736		3,388