



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:47:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093872 Parcel ID 000000-00-0-00694-002-0005 Cadastral ID 19-20-16-02490 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 312016 CHILDERS, EMMY & RORY 10145 E RIVER BLUFF RD CATOOSA OK 74015-0000 Parcel Location Situs 10145 E RIVERBLUFF RD Subdivision RIVER PORT RANCH V Lot/Block 0005 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20073618 -95.65247916 RIVER PORT RANCH V LOT 5 BLOCK 2 AND RIVER PORT RANCH V LOT 6 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>R2014 06 13</td> <td>R16-NEW 2800 SQ FT SFR</td> <td>06/2014</td> <td>08/2015</td> <td>170,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 06 13	R16-NEW 2800 SQ FT SFR	06/2014	08/2015	170,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count 0 Units Buildable 2 Non-Ag Acres 3.1143 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 135,661.00 x .73 = 99,504 Factor Value Adjustments 1.0000 Lot Value 99,504		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,320 / 3,296
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,320
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,110 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 8

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 494,078 149.90 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 20,060 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.84	Total Misc Impr	+ 24,416	Roofing Adj	+ 4.14	Garage Cost	+ 63,170
Subfloor Adj	+ -3.25	Total RCN	= 505,255	Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 40,420
Plumbing Adj	+ 8.68	Lump Sums	+ 5,067	Basement Adj	+ 0.00	RCNLD	= 469,902
Adj Base Cost	= 126.72	Lot Value	+ 99,504	Total Area	x 3,296	Indicated Value	= 569,406
		Value Per SqFt	172.76	Adjusted Cost	= 417,669		

Value Reconciliation
Selected Approach Cost Approach Improvements 469,902 Lot Value 99,504 Indicated Value 569,406 172.76 Per SqFt Agland Value Site Improvements Total Value 569,406 172.76 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	2015	0.00		
PATO	SLAB PORCH - OPEN	123592	18x11		198	13.25		2,624
PRCH	SLAB PORCH - COVERED	123593	7x4		28	33.10		927
BALW	BALCONY - WOOD	123594	18x8		144	35.19		5,067
PRCH	Slab Porch - Covered	152387	432		432	31.53		13,621

