



# 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	660096138			<p>660096138_001.JPG 12/9/2025</p>						
Parcel ID	20N15E-30-1-00000-000-0003									
Cadastral ID	30-20-15-13330									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	294273									
SHERACK, FRANK M										
333 W ELM ST CATOOSA OK 74015-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	.28 - Acres							
Sec/Twn/Rng	30 / 20 / 15 / 1									
Neighborhood	2015 - UNPLATTED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.18446567 -95.75288196				Building Permits						
TR C IN SW SW NE DESC AS:COMM SW/C NE; N88-51-43E ALG S/L 85 34' TO POB; N01-10-10W 121'; N88-51-43E 102'; S01-10-10E 121'; S88 51-43W 102' TO POB.				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2354/78	SHERACK, FRANK M	10/11/2011	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2007	Land Value	16,661	7,877	11%	866	Assessed	904	96.42	
Year Frozen	0	Improvements	2,778	344		38	Penalty	0		
Uncapped Value	0	Mobile Home	1,400	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	20,839	8,221		904	Total Taxable	904	96.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660096138	SHERACK, FRANK M			1	15,848	0	861	92.00	
2024	2024-660096138	SHERACK, FRANK M			1	15,848	0	820	87.00	
2023	2023-660096138	SHERACK, FRANK M			1	11,067	0	781	80.00	
2022	2022-660096138	SHERACK, FRANK M			1	9,667	0	744	75.00	
2021	2021-660096138	SHERACK, FRANK M			1	11,086	0	709	62.00	
2020	2020-660096138	SHERACK, FRANK M			1	11,036	0	676	60.00	
2019	2019-660096138	SHERACK, FRANK M			1	10,884	0	643	58.00	
2018	2018-660096138	SHERACK, FRANK M			1	9,636	0	612	55.00	
2017	2017-660096138	SHERACK, FRANK M			1	9,534	0	584	53.00	
2016	2016-660096138	SHERACK, FRANK M			1	9,534	0	555	49.00	
2015	2015-660096138	SHERACK, FRANK M			1	9,484	0	529	47.00	
2014	2014-660096138	SHERACK, FRANK M			1	9,634	0	504	46.00	
2013	2013-660096138	SHERACK, FRANK M			1	4,363	0	480	43.00	



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0.269							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	22,432.00 x .74 = 16,661							
Factor Value								
Adjustments								
Lot Value	16,661							
<b>Residential Data</b>				660096138_001.JPG 12/9/2025				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 16,661				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 16,661 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+	0	Agland Value			
Roofing Adj	+ 0.00	Garage Cost	+		Site Improvements 2,778			
Subfloor Adj	+ 0.00	Total RCN	=	0	Total Value 19,439 0.00 Total Value Per SqFt			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	16,661				
Total Area	x	Indicated Value	=	16,661				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x20x8	Concrete	Formed Metal	480
	Qual 2	Cond 3	Year 1965	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.67 x 480)		8,962		8,962 6,184		2,778



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Lot Data		-
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method		
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



Residential Data	
Type	6 Mobile Home 46 x 20
Condition	1 - Low
Quality	1 - Low
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	920 / 920
Style	100% Double Wide
HVAC	100% No HVAC
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 87

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	
Adusted R	
Indicated Value	

**Direct Comparables**

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

**Value Reconciliation**

Selected Approach	Correlated Value
Improvements	1,400
Lot Value	
Indicated Value	1,400 1.52 Per SqFt
Agland Value	
Site Improvements	
Total Value	1,400 1.52 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	29.60	Total Misc Impr	+ 0
Roofing Adj	+ 2.34	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 34,776
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 27,821
Plumbing Adj	+ 5.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 6,955
Adj Base Cost	= 37.80	Lot Value	+ 0
Total Area	x 920	Indicated Value	= 6,955
Adjusted Cost	= 34,776	Value Per SqFt	7.56

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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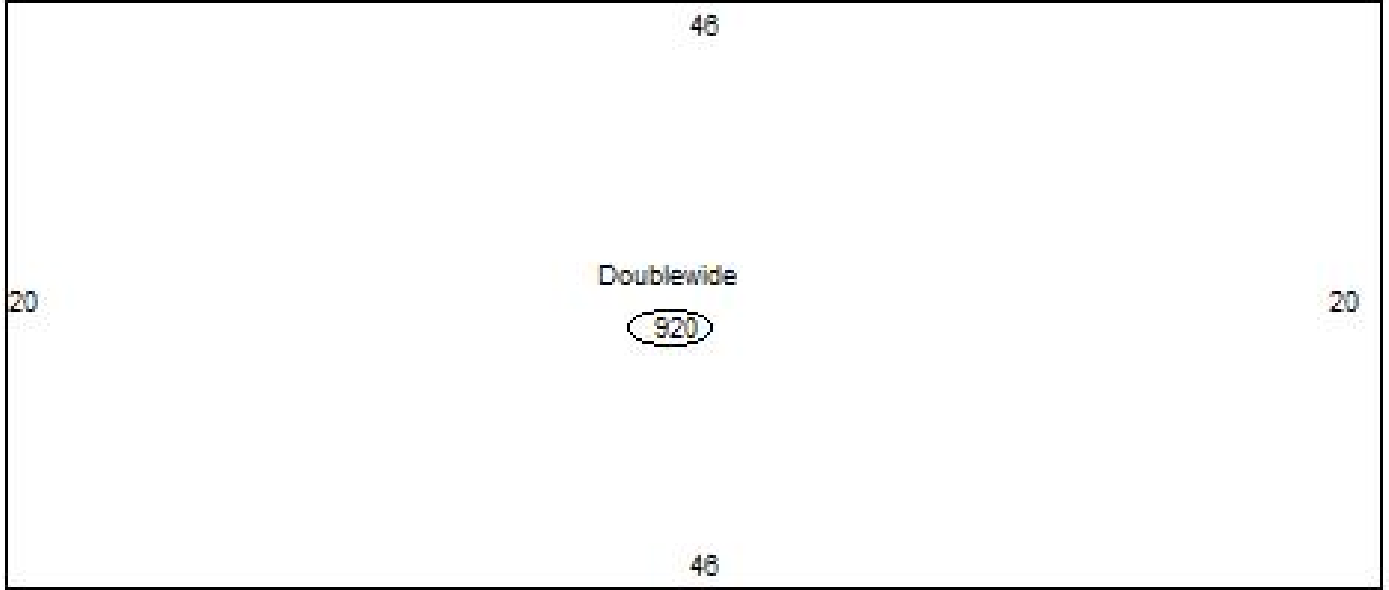
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	920	1.000	920
<b>Total Building Area</b>						920		920