



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:04:31
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098297 Parcel ID 000000-00-0-00591-002-0014 Cadastral ID 36-20-15-02892 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 327752 BAKER, EVAN & JESSICA 30428 S PINE RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 30428 S PINE RIDGE RD Subdivision PINE RIDGE Lot/Block 0012 / 0002 Parcel Size .33 - Lots Sec/Twn/Rng 36 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0107\IMG_0050. 1/11/2022</p>																																																																																												
Legal Description Lat/Long: 36.16987287 -95.66269777 S 207' LOT 12 BLOCK 2 PINE RIDGE																																																																																																	
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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.7877	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	121,434.00 x .64 = 77,483	
Factor Value		
Adjustments	1.0000	
Lot Value	77,483	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Metal 30% Veneer, Masonry
Base/Total Area	2,600 / 2,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,600
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,400 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

\\tsclient\C\Users\Randy Necessary\Pictures\101_0107\IMG_0050. 1/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	399,048	153.48	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.04	Total Misc Impr	+	27,695			
Roofing Adj	+ 4.89	Garage Cost	+	52,276			
Subfloor Adj	+ -1.94	Total RCN	=	374,135			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	18,707			
Plumbing Adj	+ 7.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	355,428			
Adj Base Cost	= 113.14	Lot Value	+	77,483			
Total Area	x 2,600	Indicated Value	=	432,911			
Adjusted Cost	= 294,164	Value Per SqFt		166.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	355,428		
Lot Value	77,483		
Indicated Value	432,911	166.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	432,911	166.50	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	146072	15x8		120	26.55		3,186
PRCH	Porch	146073	760		760	24.86		18,894



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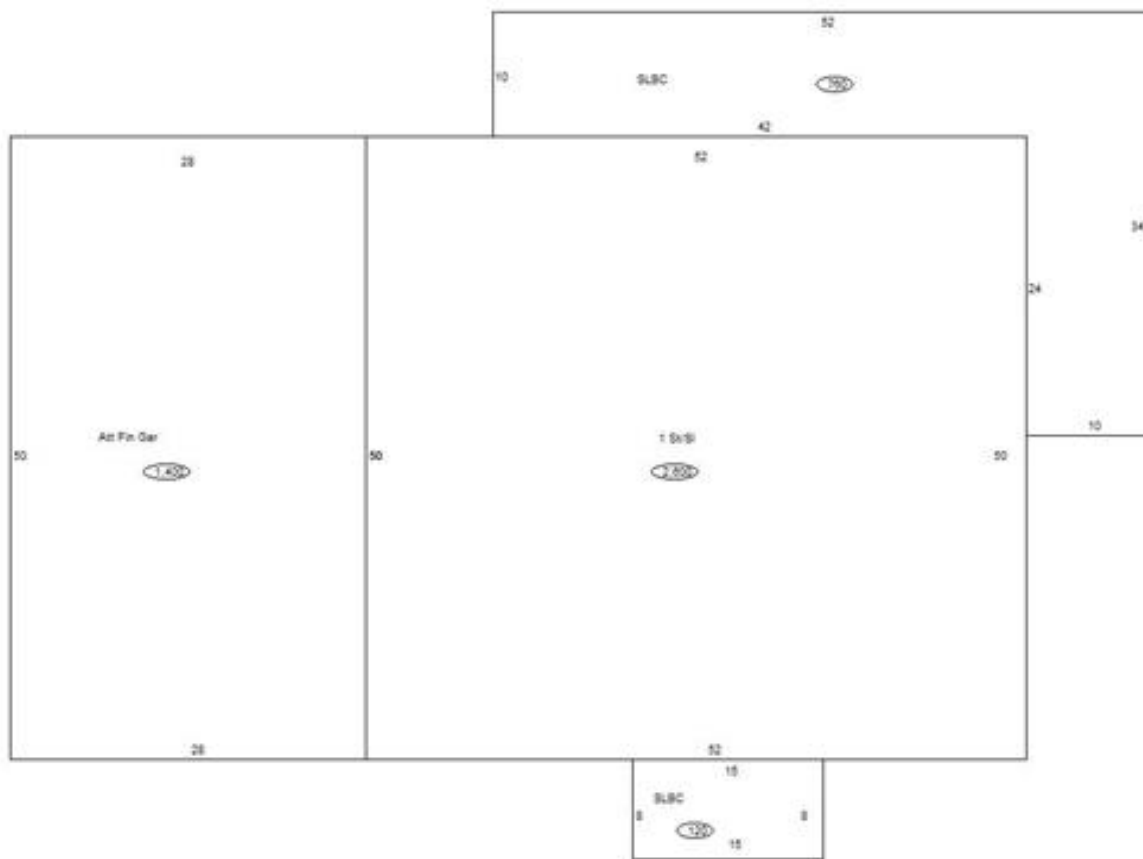
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Sketch Image

660098297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,600	1.000	2,600
2	G	5		10	Att Fin Gar	1,400	1.000	1,400
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	760	1.000	760
Total Building Area						2,600		2,600