



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 660099024 Parcel ID 000000-00-0-00609-006-0003 Cadastral ID 34-20-14-02183 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 317394 BERNAL, IVAN 1374 N 147TH E AVE CATOOSA OK 74116-0000 Parcel Location Situs 01374 N 147TH E AVE Subdivision PONDEROSA ESTATES Lot/Block 0004 / 0006 Parcel Size 2 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660099024_001.JPG 10/3/2025</p>																																																																																												
Legal Description Lot/Long: 36.17557217 -95.81277761																																																																																																	
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count	2	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,827.00 x 1.89 = 82,691	
Factor Value		
Adjustments	1.0000	
Lot Value	82,691	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,699 / 1,699
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,699
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2018 / 6

660099024	660099024_001.JPG	09/16/25
		10/3/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,928	155.93	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	87,490 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.53	Total Misc Impr	+	12,058			
Roofing Adj	+ 4.86	Garage Cost	+	19,457			
Subfloor Adj	+ -2.31	Total RCN	=	262,324			
Heat/Cool Adj	+ 12.64	Depreciation (6%)	-	15,739			
Plumbing Adj	+ 9.13	Lump Sums	+	5,220			
Basement Adj	+ 0.00	RCNLD	=	251,805			
Adj Base Cost	= 135.85	Lot Value	+	82,691			
Total Area	x 1,699	Indicated Value	=	334,496			
Adjusted Cost	= 230,809	Value Per SqFt		196.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,805		
Lot Value	82,691		
Indicated Value	334,496	196.88	Per SqFt
Agland Value			
Site Improvements	18,950		
Total Value	353,446	208.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138159	7x6		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	138160	321		321	25.92		8,320
PERG	Pergola	175924	16x12		192	15.00		2,880
PERG	Pergola	175925	13x12		156	15.00		2,340
PATO	Patio - Open	175926	288		288	9.07		2,612



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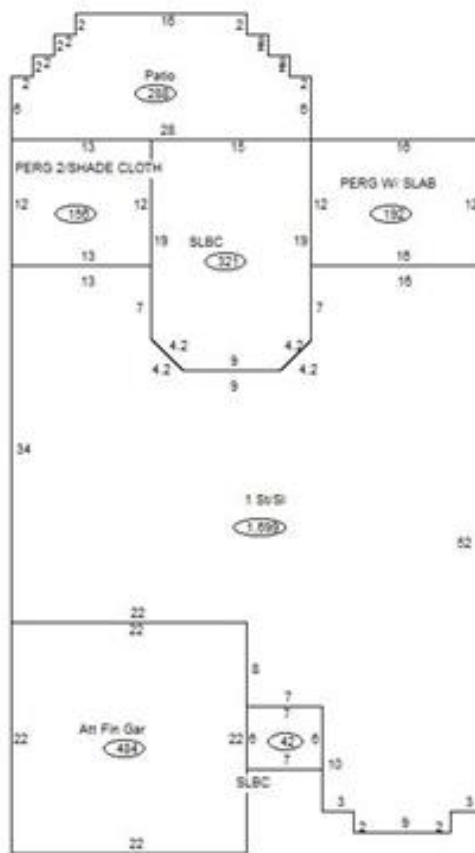
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,699	1.000	1,699
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	321	1.000	321
5	M	PERG		13	PERG W/ SLAB	192	1.000	192
6	M	PERG		13	PERG 2/SHADE CLOTH	156	1.000	156
7	M	PATO		13	Patio	288	1.000	288
Total Building Area						1,699		1,699



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	20x20x8	Concrete	Composition Shingle	400	
	Qual	4	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (43.89 x 400)		17,556		17,556	527	17,029
	PRCH	Porch ON GRDT	20x4x8	Concrete	Composition Shingle	80	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.68 x 80)		2,134		2,134	213	1,921