



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 660100863 Parcel ID 20N15E-19-1-00000-000-0003 Cadastral ID 19-20-15-01210 Property Type REAL - Real Property Property Class UA VI Area 3 Tax Area 1 - CATOOSA OT Name ID 322926 QUINALTY, ROBERT W & STEPHANIE C 1500 N FRISCO ST CATOOSA OK 74015-0000 Parcel Location Situs 01500 N FRISCO ST Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 19 / 20 / 15 / 0 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-28\IMG_002! 9/29/2021</p>																																																																												
Legal Description Lat/Long: 36.20515398 -95.74536102																																																																																	
TR COMM NE/C SEC; S01.1609E 208.7' TO POB; S01.1609E 208.7'; S88 3011W 626.10'; N01.1609W 208.7'; N88.3011E 626.10' TO POB.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																			
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image
Lot Size	0	0		
Lot Count	0			
Units Buildable	0			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	LAND QUALITY		0	
	FLOOD ZONE		0	
Method	Square-Foot			
Base Lot Value				
Factor Value				
Adjustments	0.0000			
Lot Value				

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	2,458 / 3,488
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,458
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	2009 / 10



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	92.28	Total Misc Impr	+ 20,702
Roofing Adj	+ 3.64	Garage Cost	+ 33,581
Subfloor Adj	+ -2.39	Total RCN	= 453,345
Heat/Cool Adj	+ 14.47	Depreciation (10%)	- 45,335
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 408,010
Adj Base Cost	= 114.41	Lot Value	+ 408,010
Total Area	x 3,488	Indicated Value	= 408,010
Adjusted Cost	= 399,062	Value Per SqFt	116.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	408,010		
Lot Value			
Indicated Value	408,010	116.98	Per SqFt
Agland Value	576		
Site Improvements	3,115		
Total Value	411,701	118.03	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	41277	460		460	27.96		12,862
PRCH	SLAB PORCH - COVERED	41278	8x6		48	29.38		1,410



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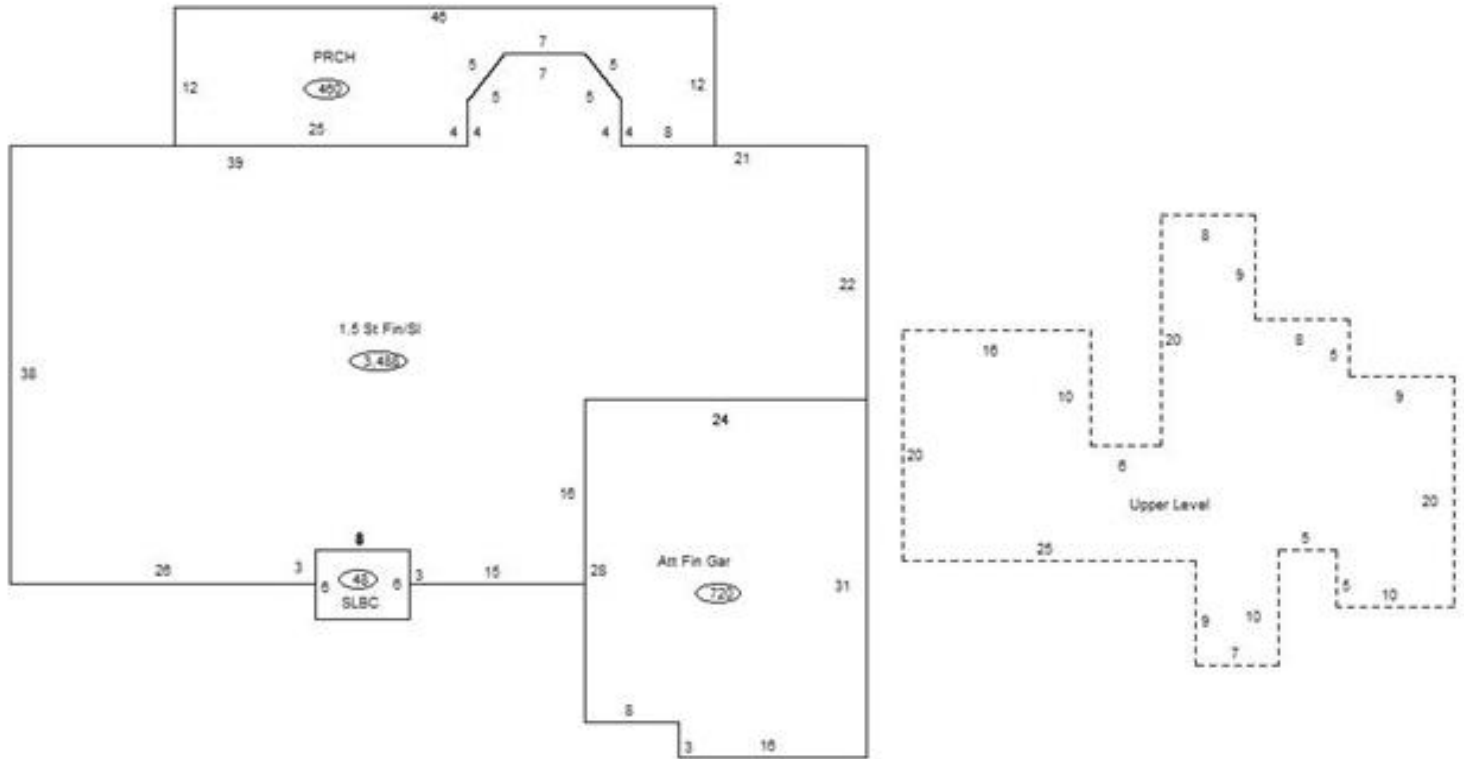
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,458	1.419	3,488
2	U	^UL	Overhang	13	Upper Level	1,030	1.000	1,030
3	M	PRCH		13	PRCH	460	1.000	460
4	M	PRCH		13	SLBC	48	1.000	48
5	G	5		13	Att Fin Gar	720	1.000	720
Total Building Area						2,458		3,488



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x6	Plank	Composition Shingle	140
	Qual	3	Cond 3	Year 2010	Eff Age 12	

	Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (25.15 x 140)	3,521		3,521	1,620

PACN	Paving - Concrete	13x16x0	Concrete		208
Qual	4.5	Cond 4.5	Year 2010	Eff Age 6	

	Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (8.58 x 208)	1,785		1,785	571

1,214



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			3.000	192	192	576	576
NTV PST Totals						3.000			576	576
Total Agland						3.000			576	576