




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 660101557 Parcel ID 20N15E-20-4-00000-000-0001 Cadastral ID 20-20-15-02830 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339745 WATERFORD HOLDINGS LLC 193 WATERFORD ST CATOOSA OK 74015-0000 Parcel Location Situs 00191 WATERFORD ST Subdivision Lot/Block / Parcel Size 5.29 - Acres Sec/Twn/Rng 20 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>660101557_002.JPG 11/4/2025</p>																																																																												
Legal Description Lat/Long: 36.19968615 -95.72972944 TR DESC 2020-002839 AS COMM SW/C E2 NE; N00.2407E 659.81'; S89 3825E 324.39' TO POB; TH CONTINUE EAST 315.03' TO A POINT ON W ROW LINE US HWY 66; S19.5025W 811.78' TO A POINT ON NORTH ROW LINE WATERFORD STREET; CURVE RIGHT RADIAL DIST 265'; NORTHWEST ALONG ARC OF N ROW LINE WATERFORD STREET CENT ANG 52.1912 DIST																																																																																	
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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	5.2335	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	227,973.00 x .34 = 77,684	
Factor Value		
Adjustments	1.0000	
Lot Value	77,684	



660101557_002.JPG 11/4/2025

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	CONT CONTEMPORARY
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,724 / 2,724
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,724
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 2

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	Cost Approach		
Improvements	524,443		
Lot Value	77,684		
Indicated Value	602,127	221.05	Per SqFt
Agland Value			
Site Improvements	64,977		
Total Value	667,104	244.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.99	Total Misc Impr	+ 129,788				
Roofing Adj	+ 7.64	Garage Cost	+ 0				
Subfloor Adj	+ -4.45	Total RCN	= 535,146				
Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 10,703				
Plumbing Adj	+ 11.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 524,443				
Adj Base Cost	= 148.81	Lot Value	+ 77,684				
Total Area	x 2,724	Indicated Value	= 602,127				
Adjusted Cost	= 405,358	Value Per SqFt	221.05				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PLHR	Pool House - Residential	155533	40x19		760	127.31		96,756
PRCH	Porch	155534	746		746	34.36		25,633
PRCH	Slab Porch - Covered	155535	17x12		204	36.27		7,399



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	SWIM-GUNITE	48x22x0	Reinforced-Concrete		1,056		
	Qual	6	Cond	6	Year	2022	Eff Age	1
				0				
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD		
		Base Cost (64.77 x 1,056)	68,397	68,397	3,420	64,977		