



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 660102077 Parcel ID 000000-0-0-000136-001-0005 Cadastral ID 19-21-16-05040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 331826 COTRILL, KEONA DANIELLE & GEORGE ALLEN 2581 S CATALAYAH LN CLAREMORE OK 74019-0000 Parcel Location Situs 02581 S CATALAYAH LN Subdivision CATALAYAH CROSSING Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\C\Users\eevans\Pictures\2019-09-23\IMG_0003.JPG 9/23/2019</p>																																																																					
Legal Description Lat/Long: 36.28020366 -95.64596254 LOT 5 BLOCK 1 CATALAYAH CROSSING																																																																										
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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4037		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	17,584.00 x 2.34 = 41,147		
Factor Value			
Adjustments	1.0000		
Lot Value	41,147		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,978 / 1,978
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	817 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	322,898 163.24 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	298,994
Lot Value	41,147
Indicated Value	340,141 171.96 Per SqFt
Agland Value	
Site Improvements	
Total Value	340,141 171.96 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.17	Total Misc Impr	+ 16,055
Roofing Adj	+ 5.23	Garage Cost	+ 29,489
Subfloor Adj	+ -3.31	Total RCN	= 314,730
Heat/Cool Adj	+ 14.04	Depreciation (5%)	- 15,736
Plumbing Adj	+ 10.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,994
Adj Base Cost	= 136.09	Lot Value	+ 41,147
Total Area	x 1,978	Indicated Value	= 340,141
Adjusted Cost	= 269,186	Value Per SqFt	171.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143733	24x11		264	27.73		7,321
PRCH	SLAB PORCH - COVERED	143734	88		88	28.37		2,497
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,236.74		6,237



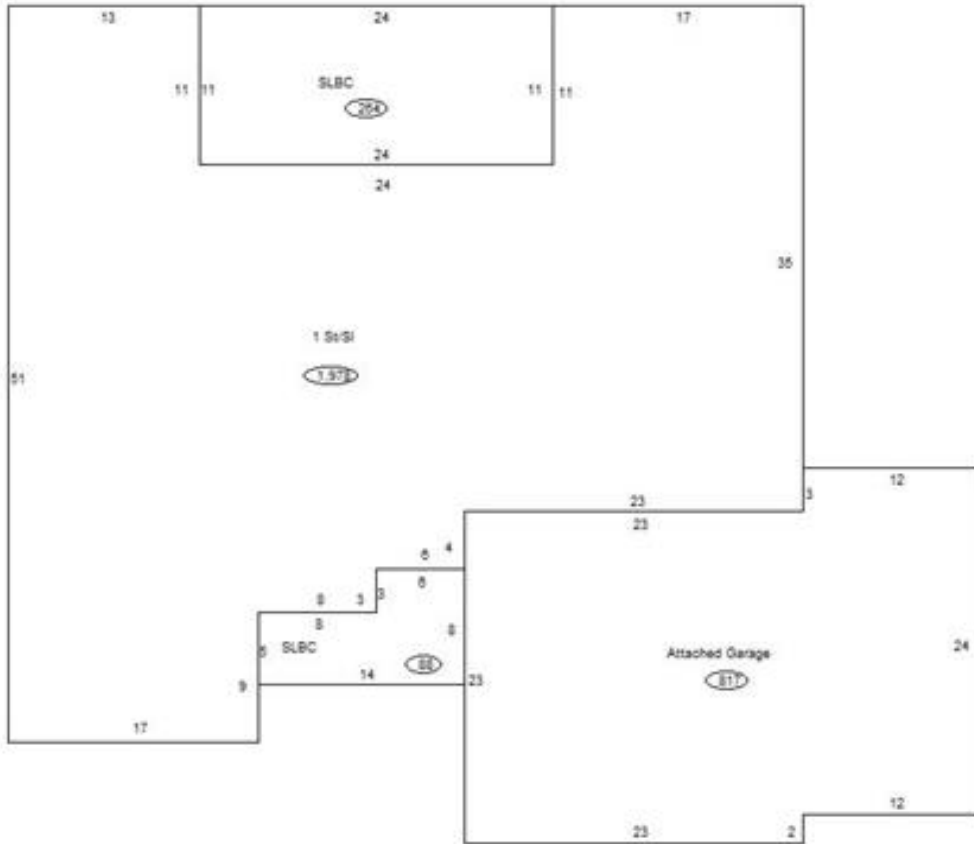
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,978	1.000	1,978
2	G	1		10	Attached Garage	817	1.000	817
3	M	PRCH		10	SLBC	264	1.000	264
4	M	PRCH		10	SLBC	88	1.000	88
Total Building Area						1,978		1,978