



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:51:14
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Assessment Data					Primary Image																																																																					
Account 660102091 Parcel ID 000000-0-0-000136-002-0002 Cadastral ID 19-21-16-05180 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332926 BRANT, JACKIE M & ANGELINA C MADRID 2640 S CATALAYAH LN CLAREMORE OK 74019-0000 Parcel Location Situs 02640 S CATALAYAH LN Subdivision CATALAYAH CROSSING Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																										
Legal Description Lot/Long: 36.27914165 -95.64537491 LOT 2 BLOCK 2 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	0.394		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	17,162.00 x 2.34 = 40,159		
Factor Value			
Adjustments	1.0000		
Lot Value	40,159		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_002: 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,945 / 1,945
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,945
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	736 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	312,825	160.84 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	41,460	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	281,952		
Lot Value	40,159		
Indicated Value	322,111	165.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	322,111	165.61	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.12	Total Misc Impr	+ 9,694
Roofing Adj	+ 5.26	Garage Cost	+ 26,565
Subfloor Adj	+ -3.33	Total RCN	= 296,792
Heat/Cool Adj	+ 14.04	Depreciation (5%)	- 14,840
Plumbing Adj	+ 8.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 281,952
Adj Base Cost	= 133.95	Lot Value	+ 40,159
Total Area	x 1,945	Indicated Value	= 322,111
Adjusted Cost	= 260,533	Value Per SqFt	165.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141054	225		225	27.86		6,269
PRCH	SLAB PORCH - COVERED	141055	19x6		114	28.28		3,224
PATO	SLAB PORCH - OPEN	141056	4x4		16	12.54		201



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						