



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 660102092 Parcel ID 000000-0-0-000136-002-0003 Cadastral ID 19-21-16-05190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330331 WALTER, HERB & CATHERINE L 2580 S CATALAYAH LN CLAREMORE OK 74019-0000 Parcel Location Situs 02580 S CATALAYAH LN Subdivision CATALAYAH CROSSING Lot/Block 0003 / 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: 36.28013130 -95.64536064																																																																									
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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3924		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	17,093.00 x 2.34 = 39,998		
Factor Value			
Adjustments	1.0000		
Lot Value	39,998		



\\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	100% Veneer, Masonry
Base/Total Area	1,802 / 1,802
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,802
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	680 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	
Adusted R	0.8445		
Indicated Value	295,539	164.01	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	111,53	Total Misc Impr	+ 5,428
Roofing Adj	+ 5.34	Garage Cost	+ 24,749
Subfloor Adj	+ -3.41	Total RCN	= 277,141
Heat/Cool Adj	+ 14.04	Depreciation (5%)	- 13,857
Plumbing Adj	+ 9.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 263,284
Adj Base Cost	= 137.05	Lot Value	+ 39,998
Total Area	x 1,802	Indicated Value	= 303,282
Adjusted Cost	= 246,964	Value Per SqFt	168.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	263,284		
Lot Value	39,998		
Indicated Value	303,282	168.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	303,282	168.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143049	21x8		168	28.06		4,714
PRCH	SLAB PORCH - COVERED	143050	5x5		25	28.57		714



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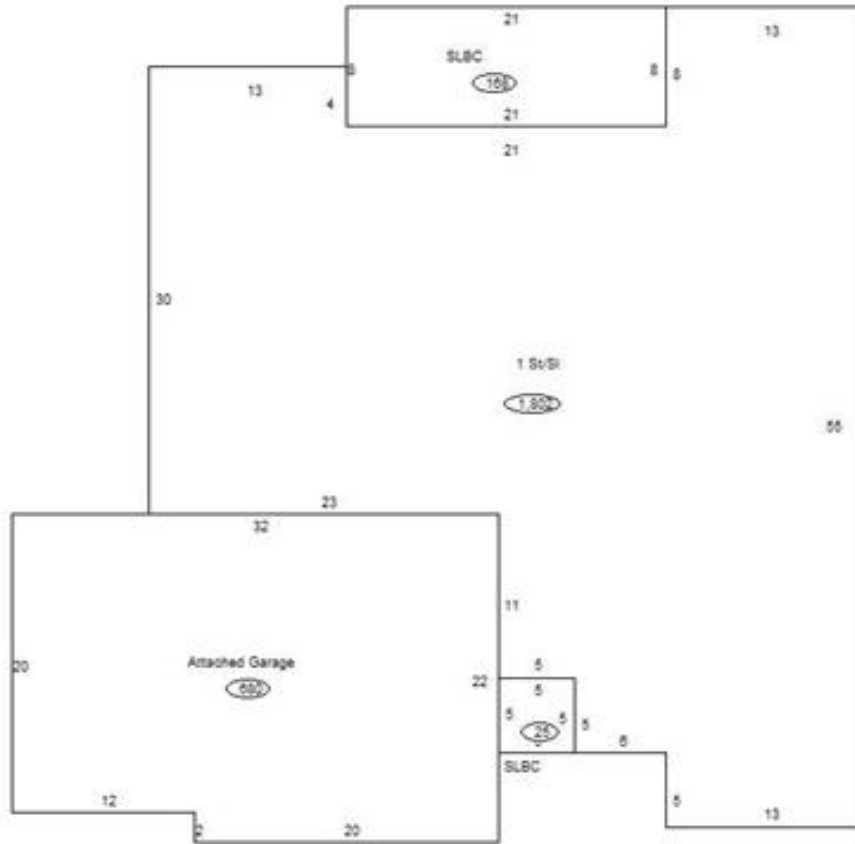
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,802	1.000	1,802
2	G	1		10	Attached Garage	680	1.000	680
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	25	1.000	25
Total Building Area						1,802		1,802



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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)				