



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:51:21  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660102095 <b>Parcel ID</b> 000000-0-0-000136-002-0006 <b>Cadastral ID</b> 19-21-16-05220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 330986 BLACK, JAMES K & MYRA J  2520 S CATALAYAH LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02520 S CATALAYAH LN <b>Subdivision</b> CATALAYAH CROSSING <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 5 <b>Neighborhood</b> 1012 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																									
<b>Legal Description</b> Lot/Long: 36.28125642 -95.64547504																																																																									
<b>Legal Description</b> LOT 6 BLOCK 2 CATALAYAH CROSSING					<b>Building Permits</b> <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>R20 0258</td> <td>R21- NEW 2442 SQ FT SFR</td> <td>07/2020</td> <td>11/2020</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 0258	R21- NEW 2442 SQ FT SFR	07/2020	11/2020	240,000																																																						
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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5923		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	25,803.00 x 2.34 = 60,379		
Factor Value			
Adjustments	1.0000		
Lot Value	60,379		



\\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, Stucco
Base/Total Area	2,356 / 2,356
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,356
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	903 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	365,576	155.17 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	215,380	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	329,368		
Lot Value	60,379		
Indicated Value	389,747	165.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	389,747	165.43	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.60	Total Misc Impr	+ 10,846
Roofing Adj	+ 5.05	Garage Cost	+ 32,593
Subfloor Adj	+ -3.30	Total RCN	= 346,703
Heat/Cool Adj	+ 14.04	Depreciation ( 5%)	- 17,335
Plumbing Adj	+ 7.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 329,368
Adj Base Cost	= 128.72	Lot Value	+ 60,379
Total Area	x 2,356	Indicated Value	= 389,747
Adjusted Cost	= 303,264	Value Per SqFt	165.43

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148296	23x12		276	27.69		7,642
PRCH	SLAB PORCH - COVERED	148297	90		90	28.36		2,552
PATO	SLAB PORCH - OPEN	148298	13x4		52	12.54		652
SHLT	STORM SHELTER-IN GARAGE			2025	1	0.00		



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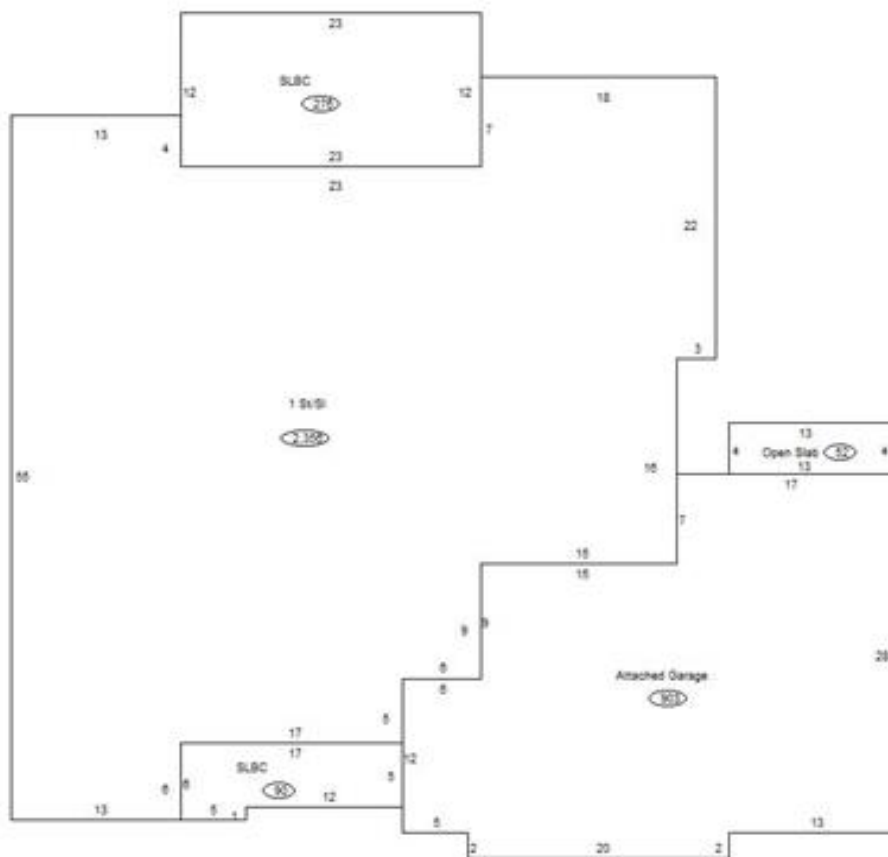
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Sketch Image

660102095



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,356	1.000	2,356
2	G	1		10	Attached Garage	903	1.000	903
3	M	PRCH		10	SLBC	276	1.000	276
4	M	PRCH		10	SLBC	90	1.000	90
5	M	PATO		10	Open Slab	52	1.000	52
<b>Total Building Area</b>						<b>2,356</b>		<b>2,356</b>