




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:02:09
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Assessment Data					Primary Image																																																												
Account 660103338 Parcel ID 00000-0-0-0000860-002-0008 Cadastral ID 24-20-14-03470 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339632 DAUGHERTY, SHANE 2900 N FRONT ROAD CATOOSA OK 74015-0000 Parcel Location Situs 02900 N FRONT RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 20 / 14 / 5 Neighborhood 1135 - R-V01-NW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660103338_004.JPG 9/13/2025</p>																																																												
Legal Description Lot/Long: 36.19705877 -95.76284752																																																																	
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2035		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,863.00 x 5.99 = 53,089		
Factor Value			
Adjustments	1.1297		
Lot Value	59,973		



660103338_004.JPG

9/13/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,259 / 2,259
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,259
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	667 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	314,226	139.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	344,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.72	Total Misc Impr	+	13,033			
Roofing Adj	+ 4.57	Garage Cost	+	25,179			
Subfloor Adj	+ -2.19	Total RCN	=	321,039			
Heat/Cool Adj	+ 12.64	Depreciation (3%)	-	9,631			
Plumbing Adj	+ 7.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	311,408			
Adj Base Cost	= 125.20	Lot Value	+	59,973			
Total Area	x 2,259	Indicated Value	=	371,381			
Adjusted Cost	= 282,827	Value Per SqFt		164.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	311,408		
Lot Value	59,973		
Indicated Value	371,381	164.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	371,381	164.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154386	23x12		276	26.07		7,195
PRCH	Slab Porch - Covered	154388	6x4		24	26.85		644
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



Rogers

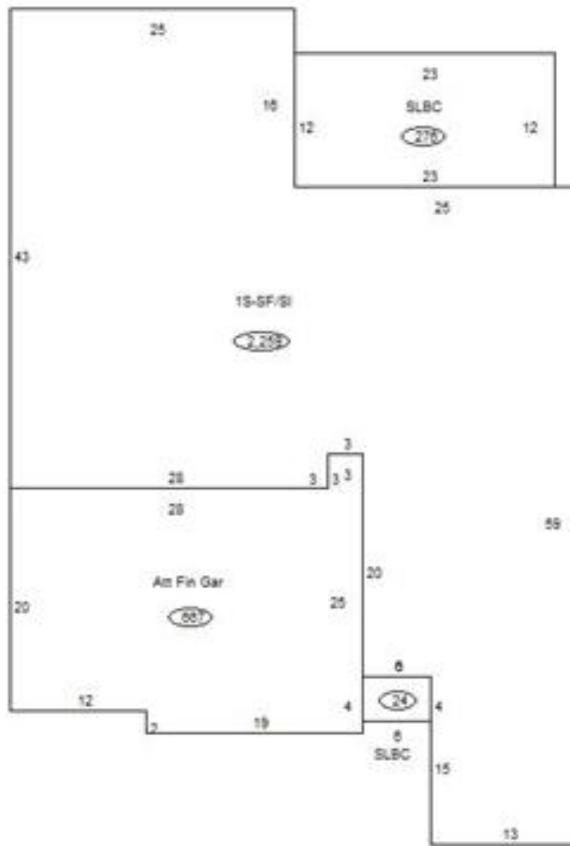
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,259	1.000	2,259
2	M	PRCH		13	SLBC	276	1.000	276
3	G	5		13	Att Fin Gar	667	1.000	667
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						2,259		2,259