



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 660104620 Parcel ID 20N15E-19-1-00000-001-0000 Cadastral ID 19-20-15-05610 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331830 CHANDLEE, SHELBI MARIE & NICHOLAS RYAN 20671 E 33RD PL N CATOOSA OK 74015-0000 Parcel Location Situs 20671 E 33RD PL N Subdivision Lot/Block / Parcel Size 5.44 - Acres Sec/Twn/Rng 19 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-23\IMG_007 9/27/2021</p>																																																												
Legal Description Lat/Long: 36.20340854 -95.74710483 TR DESC 2020-012658 AS BEG 30' N01.1505W OF SE/C SW NE NE; S88.3429W 355.67'; N01.1400W 665.64'; N88.3011E 355.46'; S01.1505E 666.08' TO POB.																																																																	
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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		4
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	236,950.00 x .34 = 79,929		
Factor Value	-11,989		
Adjustments	1.0000		
Lot Value	67,940		



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Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,959 / 3,959
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,959
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	952 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1997 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	640,060	161.67	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	111.45	Total Misc Impr	+ 19,329
Roofing Adj	+ 5.80	Garage Cost	+ 57,758
Subfloor Adj	+ -4.26	Total RCN	= 620,064
Heat/Cool Adj	+ 17.38	Depreciation (16%)	- 99,210
Plumbing Adj	+ 6.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 520,854
Adj Base Cost	= 137.15	Lot Value	+ 67,940
Total Area	x 3,959	Indicated Value	= 588,794
Adjusted Cost	= 542,977	Value Per SqFt	148.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	520,854		
Lot Value	67,940		
Indicated Value	588,794	148.72	Per SqFt
Agland Value			
Site Improvements	73,093		
Total Value	661,887	167.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42100	94		94	36.33		3,415
PRCH	SLAB PORCH - COVERED	42101	319		319	35.13		11,206
PATO	SLAB PORCH - OPEN	42102	413		413	11.40		4,708



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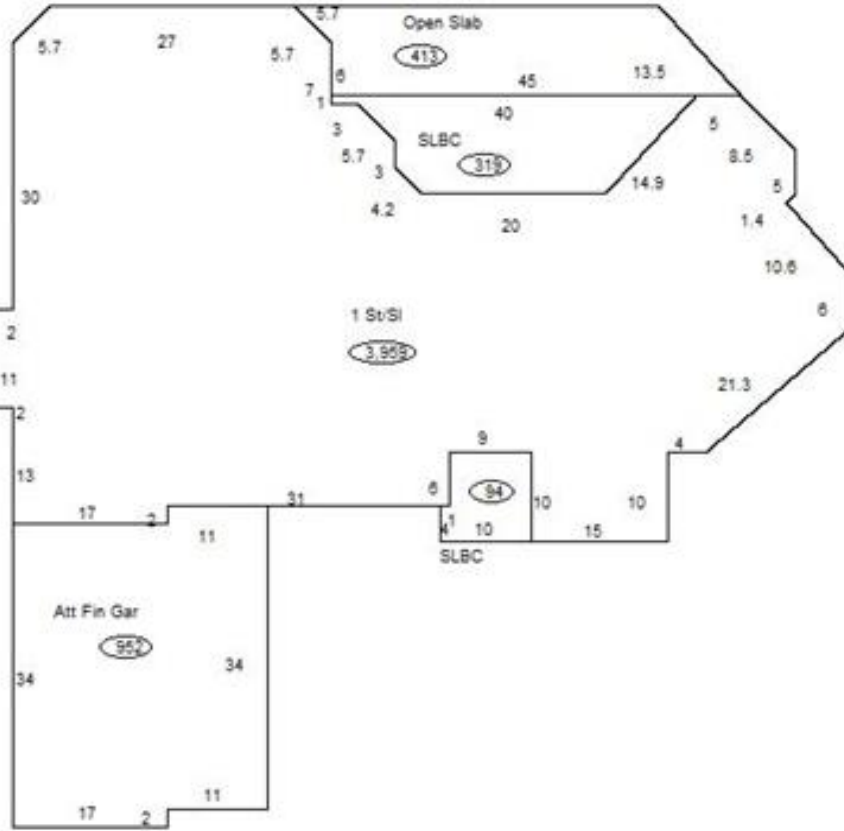
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,959	1.000	3,959
2	G	5		20	Att Fin Gar	952	1.000	952
3	M	PRCH		20	SLBC	94	1.000	94
4	M	PRCH		20	SLBC	319	1.000	319
5	M	PATO		20	Open Slab	413	1.000	413
Total Building Area						3,959		3,959



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	14x30x0	Concrete		420
	Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (53.03 x 420)	22,273		22,273	1,114	21,159

UTIL	Utility Building		40x50x10	Concrete	Formed Metal	2,000
Qual 3	Cond 3	Year 2010	Eff Age 12			

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (27.26 x 2,000)	54,520		54,520	13,630	40,890

UTIL	Utility Building		20x24x8	Plank	Composition Shingle	480
Qual 2	Cond 3	Year 2010	Eff Age 12			

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (30.68 x 480)	14,726		14,726	3,682	11,044