



# 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	660109401				 <p>660109401_001.JPG 3/6/2025</p>				
Parcel ID	000000-00-0-20010-017-0007								
Cadastral ID	30-20-15-02741								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	345296								
ALR PROPERTIES LLC									
221 NEW HAVEN ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00304 W ROLLINS ST								
Subdivision	CATOOSA O T								
Lot/Block	0007 / 0017	Parcel Size	.5 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19078877 -95.74927885									
Building Permits									
W2 LOT 7 BLOCK 17 CATOOSA O T									
Number	Description	Opened	Closed	Amount					
R24 171046	NEW SFR 1320 SQ FT	02/2025	03/2025						
S24 S25	SPLIT	09/2024	02/2025						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TAYLOR 2021 TRUST	08/19/2024		0 11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap		Land Value	28,125	4,729	11%	520	Assessed	21,768	2,321.77
Year Frozen		Improvements	193,170	193,170		21,248	Penalty	0	
Uncapped Value	193,170	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	221,295	197,899	21,768	Total Taxable	21,768	2,322.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109401	ALR PROPERTIES LLC	1	28,461	0	495	53.00		
2024	2024-660109401	ALR PROPERTIES LLC	1	21,430	0	472	50.00		



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		1
			0
Method	Square-Foot		
Base Lot Value	7,500.00 x 3.00 = 22,500		
Factor Value	5,625		
Adjustments	0.0000		
Lot Value	28,125		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,318 / 1,318
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,318
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	107.78	Total Misc Impr	+ 4,124
Roofing Adj	+ 4.55	Garage Cost	+ 15,646
Subfloor Adj	+ -1.16	Total RCN	= 191,848
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 1,918
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,930
Adj Base Cost	= 130.56	Lot Value	+ 28,125
Total Area	x 1,318	Indicated Value	= 218,055
Adjusted Cost	= 172,078	Value Per SqFt	165.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,930		
Lot Value	28,125		
Indicated Value	218,055	165.44	Per SqFt
Agland Value			
Site Improvements	3,240		
Total Value	221,295	167.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	168614	14x6		84	24.00		2,016
PATC	Patio - Covered	168615	14x8		112	18.82		2,108



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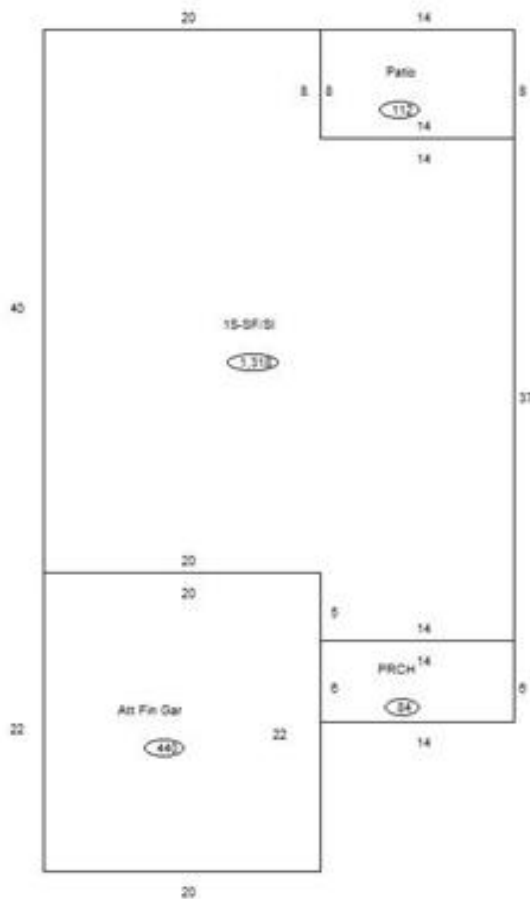
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Sketch Image

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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	1S-SF/Sl	1,318	1.000	1,318
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	PRCH	84	1.000	84
4	M	PATC		10	Patio	112	1.000	112
<b>Total Building Area</b>						<b>1,318</b>		<b>1,318</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3	Cond 3	Year	2024	Eff Age 2
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.00 x 144)		3,600		3,600	360	3,240