




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:31:13
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Assessment Data					Primary Image																																																	
Account 660109646 Parcel ID 000000-00-0-20010-027-0007 Cadastral ID 30-20-15-03171 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345863 BLUFF STREET LLC PO BOX 1499 CATOOSA OK 74015-0000 Parcel Location Situs 00212 S BLUFF ST UNIT A Subdivision CATOOSA O T Lot/Block 0007 / 0027 Parcel Size .25 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660109646_001.JPG 8/20/2025</p>																																																	
Legal Description Lat/Long: 36.18516692 -95.74530896 NW LOT 7 BLOCK 27 CATOOSA O T																																																						
Exemptions					Building Permits																																																	
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Lot Data		Square-Foot - NBHD 1184 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	3,750.00 x 3.00 = 11,250		
Factor Value			
Adjustments	0.0000		
Lot Value	11,250		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,160 / 1,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,160
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 / 2.0
Basement Area	
Garage Type	
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	97.38	Total Misc Impr	+ 6,118
Roofing Adj	+ 4.32	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 149,772
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,498
Plumbing Adj	+ 11.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,274
Adj Base Cost	= 123.84	Lot Value	+ 11,250
Total Area	x 1,160	Indicated Value	= 159,524
Adjusted Cost	= 143,654	Value Per SqFt	137.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,274		
Lot Value	11,250		
Indicated Value	159,524	137.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	159,524	137.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173100	16x8		128	20.89		2,674
PATC	Patio - Covered	173101	10x5		50	17.92		896
CPAT	Carport - Attached	173102	24x11		264	9.65		2,548



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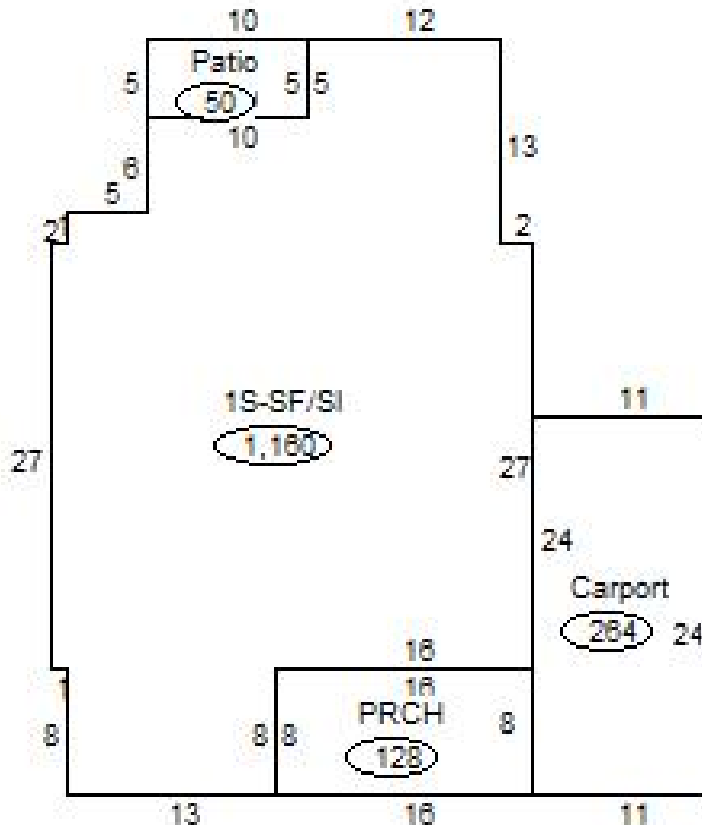
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Sketch Image

660109646



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,160	1.000	1,160
2	M	PRCH		20	PRCH	128	1.000	128
3	M	PATC		20	Patio	50	1.000	50
4	M	CPAT		20	Carport	264	1.000	264
Total Building Area						1,160		1,160