



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:31:17
Page 1

Assessment Data					Primary Image																																																					
Account 660109648 Parcel ID 000000-00-0-20010-027-0007 Cadastral ID 30-20-15-03173 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348247 MCAFEE, GARRETT COLE PO BOX 321 CATOOSA OK 74015-0000 Parcel Location Situs 00214 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>660109648_002.JPG 12/9/2025</p>																																																					
Legal Description Lat/Long: 36.18516692 -95.74530896 SW LOT 7 BLOCK 27 CATOOSA O T																																																										
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Date 04/18/2026
Time 11:31:17
Page 2

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		0
			0
Method	Square-Foot		
Base Lot Value	3,750.00 x 3.00 = 11,250		
Factor Value			
Adjustments	8.0143		
Lot Value	90,161		



660109648_002.JPG 12/9/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	/
Bed/F/H Bath	3 / 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	106.19	Total Misc Impr	+ 7,050
Roofing Adj	+ 4.98	Garage Cost	+
Subfloor Adj	+ -2.33	Total RCN	= 198,827
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 1,988
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,839
Adj Base Cost	= 129.23	Lot Value	+ 90,161
Total Area	x 1,484	Indicated Value	= 287,000
Adjusted Cost	= 191,777	Value Per SqFt	193.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,839		
Lot Value	90,161		
Indicated Value	287,000	193.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	287,000	193.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173096	15x8		120	26.55		3,186
PATC	Patio - Covered	173097	10x5		50	20.09		1,005
CPAT	Carport - Attached	173098	24x11		264	10.83		2,859



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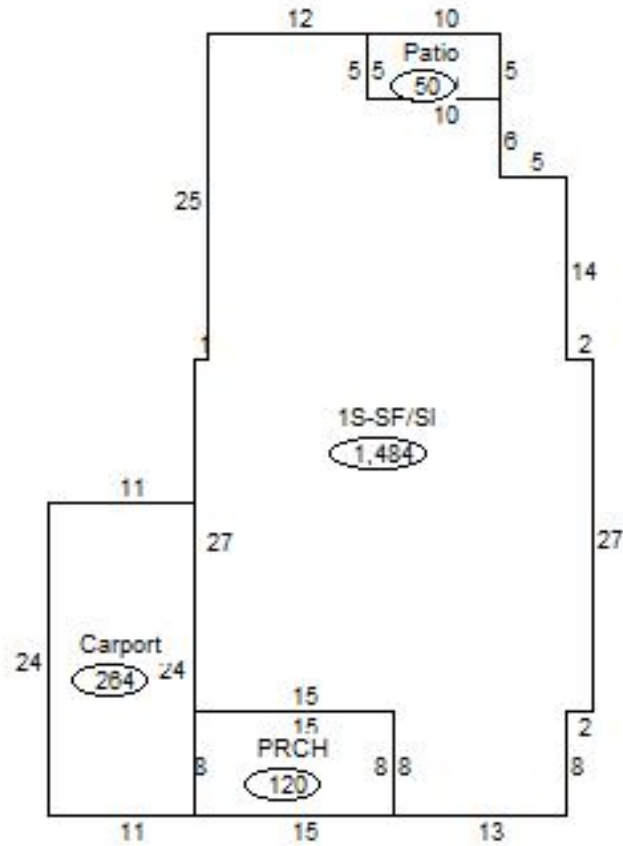
Date 04/18/2026

Time 11:31:17

Page 3

Sketch Image

660109648



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,484	1.000	1,484
2	M	PRCH		20	PRCH	120	1.000	120
3	M	PATC		20	Patio	50	1.000	50
4	M	CPAT		20	Carport	264	1.000	264
Total Building Area						1,484		1,484