



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:55:25
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Assessment Data					Primary Image									
Account	660013634													
Parcel ID	000000-00-0-00666-006-0004													
Cadastral ID	14-20-14-02590													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	258808													
HAMMONTREE, JAMES H &														
BONITA														
16705 REDBUD DR														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	16705 REDBUD DR													
Subdivision	RED BUD VALLEY ESTATES													
Lot/Block	0004 / 0006	Parcel Size	1 - Lots											
Sec/Twn/Rng	14 / 20 / 14 / 5													
Neighborhood	1100 - R-V01-SW VERDIGRIS-CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lot/Long: 36.21826132 -95.79077824														
LOT 4 BLOCK 6 RED BUD VALLEY EST.														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
961/372	KEETER, SHIRLEY J	06/30/1994	89,900	No										
899/711	KEETER, KENNETH	11/24/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	0	Land Value	27,882	16,883	11%	1,857	Assessed	13,461	1,249.99					
Year Frozen	0	Improvements	162,150	105,491		11,604	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	190,032	122,374		13,461	Total Taxable	12,461	1,157.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013634	HAMMONTREE, JAMES H &	20	164,476	1000	12,069	1,121.00							
2024	2024-660013634	HAMMONTREE, JAMES H &	20	173,513	1000	11,689	1,057.00							
2023	2023-660013634	HAMMONTREE, JAMES H &	20	142,918	1000	11,319	983.00							
2022	2022-660013634	HAMMONTREE, JAMES H &	20	145,263	1000	10,960	954.00							
2021	2021-660013634	HAMMONTREE, JAMES H &	20	149,916	1000	10,612	934.00							
2020	2020-660013634	HAMMONTREE, JAMES H &	20	150,931	1000	10,274	909.00							
2019	2019-660013634	HAMMONTREE, JAMES H &	20	144,124	1000	9,945	891.00							
2018	2018-660013634	HAMMONTREE, JAMES H &	20	148,740	1000	9,627	857.00							
2017	2017-660013634	HAMMONTREE, JAMES H &	20	147,502	1000	9,318	841.00							
2016	2016-660013634	HAMMONTREE, JAMES H &	20	143,700	1000	9,017	802.00							
2015	2015-660013634	HAMMONTREE, JAMES H &	20	139,214	1000	8,725	780.00							
2014	2014-660013634	HAMMONTREE, JAMES H &	20	141,852	1000	8,442	764.00							
2013	2013-660013634	HAMMONTREE, JAMES H &	20	134,170	1000	8,167	731.00							



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Lot Data	Square-Foot - NBHD 1100 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0002 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,570.00 x .64 = 27,882 Factor Value Adjustments 1.0000 Lot Value 27,882		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,708 / 1,708
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,708
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	574 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 31

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 198,241 116.07 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 214,070 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.13	Total Misc Impr	+ 16,345	Roofing Adj	+ 4.85	Garage Cost	+ 22,225
Subfloor Adj	+ -2.31	Total RCN	= 265,819	Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 103,669
Plumbing Adj	+ 6.74	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 162,150
Adj Base Cost	= 133.05	Lot Value	+ 27,882	Total Area	x 1,708	Indicated Value	= 190,032
		Value Per SqFt	111.26	Adjusted Cost	= 227,249		

Value Reconciliation
Selected Approach Cost Approach Improvements 162,150 Lot Value 27,882 Indicated Value 190,032 111.26 Per SqFt Agland Value Site Improvements Total Value 190,032 111.26 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	32650	8x4		32	26.83		859
PRCH	SLAB PORCH - COVERED	32651	24x8		192	26.33		5,055
PATO	SLAB PORCH - OPEN	32652	560		560	8.60		4,816

