



# 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  | 660014937                       |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Parcel ID  | 21N15E-16-1-00000-000-0000      |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Cadastral ID   | 16-21-15-00900                  |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Property Type  | REAL - Real Property            |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Property Class   | RR                              | VI Area 4         |           |             |               |               |               |              |        |  |  |  |  |  |
| Tax Area   | 23 - CATOOSA RURAL/LIME FIRE    |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Name ID  | 284788                          |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| HOPKINS, GEORGE A  |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| PO BOX 2064<br>CLAREMORE OK 74018-0000   |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Parcel Location  |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Situs  | 21080 S KEETONVILLE RD          |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Subdivision  |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Lot/Block  | /                               | Parcel Size       | 4 - Acres |             |               |               |               |              |        |  |  |  |  |  |
| Sec/Twn/Rng  | 16 / 21 / 15 / 1                |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Neighborhood   | 6070 - UNPLATTED                |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| School District  | S002 - CATOOSA SCHOOLS          |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.30535027 -95.70995991   |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| N 264' SE NW NE  |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| 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></td> <td></td> <td></td> <td></td> <td></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        |               |               |               |              |        |  |  |  |  |  |
| 1570/812   | RIGGS, DONAL M & VICKI D        | 03/15/2004        | 31,000    | 4           |               |               |               |              |        |  |  |  |  |  |
| 1534/757   | BALL, MELVIN W                  | 10/03/2003        | 30,000    | YES         |               |               |               |              |        |  |  |  |  |  |
| 1460/36  | RIFE, JAMES T                   | 03/11/2003        | 26,500    | YES         |               |               |               |              |        |  |  |  |  |  |
| 1362/82  | BARBEE, DAVID & MYRNA &--RONALD | 02/14/2002        | 20,000    | 12          |               |               |               |              |        |  |  |  |  |  |
| 1195/506   | CLUTTER, RICHARD                | 10/05/1999        | 0         | No          |               |               |               |              |        |  |  |  |  |  |
| 1066/723   | BARBEE, DAVID &                 | 05/27/1997        | 0         | No          |               |               |               |              |        |  |  |  |  |  |
| Parcel Valuation   |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Source   | REAL                            | Fair Cash         | Capped    | Asmnt Level | Assessed      | Levy Rate     | 103.438       | Current Tax  |        |  |  |  |  |  |
| Remove Cap   | 2005                            | Land Value        | 70,656    | 33,610      | 11%           | 3,697         | Assessed      | 9,653 998.49 |        |  |  |  |  |  |
| Year Frozen  | 0                               | Improvements      | 104,190   | 54,143      |               | 5,956         | Penalty       | 0            |        |  |  |  |  |  |
| Uncapped Value   | 0                               | Mobile Home       | 0         | 0           |               | 0             | Exemption     | 1,000 -92.00 |        |  |  |  |  |  |
| TIF Project ID   | 0                               | Total Value       | 174,846   | 87,753      |               | 9,653         | Total Taxable | 8,653 906.00 |        |  |  |  |  |  |
| Assessment History   |                                 |                   |           |             |               |               |               |              |        |  |  |  |  |  |
| Tax Year   | Statement Number                | Billed Owner      | Tax Area  | Total Value | Exemptions    | Taxable Value | Billed Tax    |              |        |  |  |  |  |  |
| 2025   | 2025-660014937                  | HOPKINS, GEORGE A | 23        | 145,267     | 1000          | 8,371         | 876.00        |              |        |  |  |  |  |  |
| 2024   | 2024-660014937                  | HOPKINS, GEORGE A | 23        | 148,322     | 1000          | 8,099         | 863.00        |              |        |  |  |  |  |  |
| 2023   | 2023-660014937                  | HOPKINS, GEORGE A | 23        | 87,203      | 1000          | 7,834         | 806.00        |              |        |  |  |  |  |  |
| 2022   | 2022-660014937                  | HOPKINS, GEORGE A | 23        | 86,571      | 1000          | 7,577         | 782.00        |              |        |  |  |  |  |  |
| 2021   | 2021-660014937                  | HOPKINS, GEORGE A | 23        | 76,155      | 1000          | 7,327         | 764.00        |              |        |  |  |  |  |  |
| 2020   | 2020-660014937                  | HOPKINS, GEORGE A | 23        | 75,904      | 1000          | 7,085         | 742.00        |              |        |  |  |  |  |  |
| 2019   | 2019-660014937                  | HOPKINS, GEORGE A | 23        | 71,355      | 1000          | 6,850         | 726.00        |              |        |  |  |  |  |  |
| 2018   | 2018-660014937                  | HOPKINS, GEORGE A | 23        | 73,355      | 1000          | 7,070         | 744.00        |              |        |  |  |  |  |  |
| 2017   | 2017-660014937                  | HOPKINS, GEORGE A | 23        | 72,961      | 1000          | 7,008         | 747.00        |              |        |  |  |  |  |  |
| 2016   | 2016-660014937                  | HOPKINS, GEORGE A | 23        | 71,923      | 1000          | 6,775         | 714.00        |              |        |  |  |  |  |  |
| 2015   | 2015-660014937                  | HOPKINS, GEORGE A | 23        | 68,617      | 1000          | 6,548         | 693.00        |              |        |  |  |  |  |  |
| 2014   | 2014-660014937                  | HOPKINS, GEORGE A | 23        | 70,000      | 1000          | 6,701         | 716.00        |              |        |  |  |  |  |  |
| 2013   | 2013-660014937                  | HOPKINS, GEORGE A | 23        | 70,000      | 1000          | 6,701         | 710.00        |              |        |  |  |  |  |  |



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| Lot Data        |                           | Square-Foot - UNPLATTED (ACRES) |  |
|-----------------|---------------------------|---------------------------------|--|
| Lot Size        |                           |                                 |  |
| Lot Count       |                           |                                 |  |
| Units Buildable | 4                         |                                 |  |
| Non-Ag Acres    | 3.8401                    |                                 |  |
| Topography      |                           |                                 |  |
| Street Access   |                           |                                 |  |
| Utilities       |                           |                                 |  |
| Amenities       | LAND QUALITY              | 0                               |  |
|                 |                           | 0                               |  |
| Method          | Square-Foot               |                                 |  |
| Base Lot Value  | 167,275.00 x .42 = 70,656 |                                 |  |
| Factor Value    |                           |                                 |  |
| Adjustments     | 1.0000                    |                                 |  |
| Lot Value       | 70,656                    |                                 |  |



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| Residential Data |                           |
|------------------|---------------------------|
| Type             | 1 Single Family Residence |
| Condition        | 2 - Fair                  |
| Quality          | 1.5 - Low                 |
| Architecture     |                           |
| Style            | 100% One Story            |
| Exterior Wall    | 100% Frame, Siding, Metal |
| Base/Total Area  | 832 / 832                 |
| Style            | 100% One Story            |
| HVAC             |                           |
| Roof Cover       | 4 Metal, Preformed        |
| Area on Slab     | 0                         |
| Fixture/RghIn    | 4 /                       |
| Bed/F/H Bath     | 1 / 1.0 /                 |
| Basement Area    |                           |
| Garage Type      |                           |
| Remodel          |                           |
| Year/Eff Age     | 2004 / 22                 |

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 120,742 | 145.12 | Per SqFt |

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

| Cost Approach |          | Manual : 01/2025    |           |
|---------------|----------|---------------------|-----------|
| Base Cost     | 93.40    | Total Misc Impr     | + 0       |
| Roofing Adj   | + 5.05   | Garage Cost         | + 0       |
| Subfloor Adj  | + 2.57   | Total RCN           | = 88,858  |
| Heat/Cool Adj | + 0.00   | Depreciation ( 31%) | - 27,546  |
| Plumbing Adj  | + 5.78   | Lump Sums           | + 6,431   |
| Basement Adj  | + 0.00   | RCNLD               | = 67,743  |
| Adj Base Cost | = 106.80 | Lot Value           | + 70,656  |
| Total Area    | x 832    | Indicated Value     | = 138,399 |
| Adjusted Cost | = 88,858 | Value Per SqFt      | 166.34    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 67,743        |        |                      |
| Lot Value            | 70,656        |        |                      |
| Indicated Value      | 138,399       | 166.34 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 36,447        |        |                      |
| Total Value          | 174,846       | 210.15 | Total Value Per SqFt |

| Miscellaneous Improvements |                  |           |       |      |       |           |      |       |
|----------------------------|------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description      | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| WODO                       | WOOD DECK - OPEN | 35786     | 32x12 |      | 384   | 14.33     | 35%  | 3,577 |
| WODO                       | WOOD DECK - OPEN | 35787     | 306   |      | 306   | 14.35     | 35%  | 2,854 |



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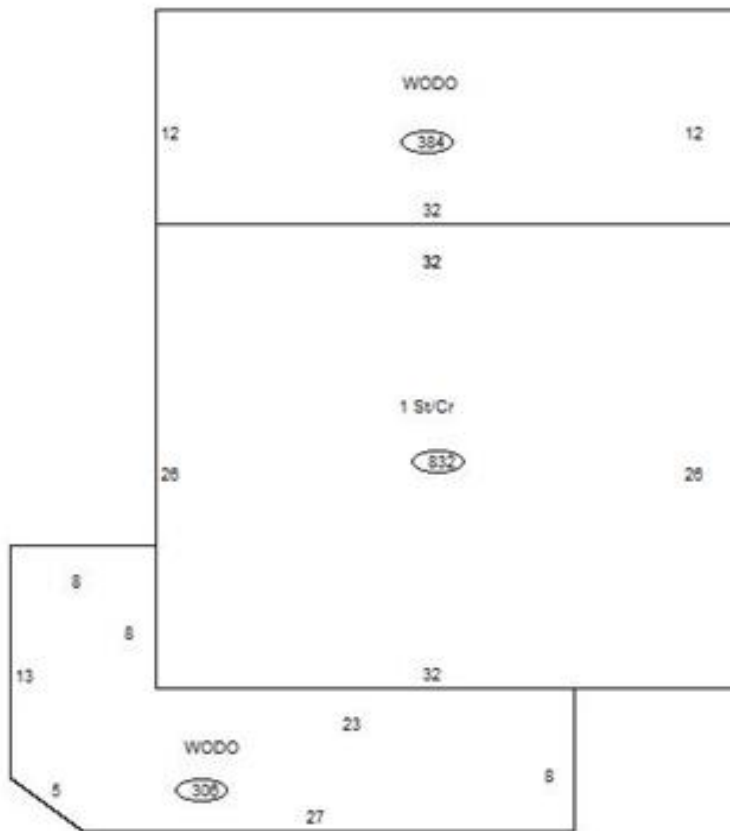
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area  | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|------------|------------|------------|
| 1                          | R    | 1    | Crawl      | 10    | 1 St/Cr       | 832        | 1.000      | 832        |
| 2                          | M    | WODO |            | 10    | WODO          | 384        | 1.000      | 384        |
| 3                          | M    | WODO |            | 10    | WODO          | 306        | 1.000      | 306        |
| <b>Total Building Area</b> |      |      |            |       |               | <b>832</b> |            | <b>832</b> |



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### Outbuildings/Site Improvements

| Building Image   | Code                      | Description        | Dimensions            | Floor      | Roofing                         | Total Units  |        |
|--|---------------------------|--------------------|-----------------------|------------|---------------------------------|--------------|--------|
|    | UTIL                      | SHOP BUILDING      | 0x0x0                 |            |                                 | 1,200        |        |
|  | Qual 2                    | Cond 3             | Year                  | Eff Age    |                                 |              |        |
|  | <b>Valuation Summary</b>  |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (5% Phys/ % Func)</b>   | <b>RCNLD</b> |        |
|  | Base Cost (30.25 x 1,200) |                    | 36,300                |            | 36,300                          | 1,815        | 34,485 |
|    | LF                        | LOAFING SHED       | 0x0x0                 |            |                                 | 230          |        |
|  | Qual 3                    | Cond 3             | Year                  | Eff Age    |                                 |              |        |
|  | <b>Valuation Summary</b>  |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (70% Phys/ % Func)</b>  | <b>RCNLD</b> |        |
|  | Base Cost (4.26 x 230)    |                    | 980                   |            | 980                             | 686          | 294    |
|    | STF                       | STG FAIR           | 0x0x0                 |            |                                 | 360          |        |
|  | Qual 2                    | Cond 3             | Year                  | Eff Age    |                                 |              |        |
|  | <b>Valuation Summary</b>  |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (1% Phys/ % Func)</b>   | <b>RCNLD</b> |        |
|  | Base Cost (4.68 x 360)    |                    | 1,685                 |            | 1,685                           | 17           | 1,668  |
|   | PCPT                      | Carport - Portable | 0x0x0                 |            |                                 |              |        |
|  | Qual                      | Cond               | Year                  | Eff Age    |                                 |              |        |
|  | <b>Valuation Summary</b>  |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |        |
|  | Base Cost (4.61 x )       |                    |                       |            |                                 |              |        |
|  | PCPT                      | Carport - Portable | 0x0x0                 |            |                                 |              |        |
|  | Qual                      | Cond               | Year                  | Eff Age    |                                 |              |        |
|  | <b>Valuation Summary</b>  |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |        |
|  | Base Cost (4.61 x )       |                    |                       |            |                                 |              |        |
|  | STF                       | STG FAIR           | 0x0x0                 |            |                                 |              |        |
|  | Qual                      | Cond               | Year                  | Eff Age    |                                 |              |        |
|  | <b>Valuation Summary</b>  |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |        |
|  | Base Cost (4.68 x )       |                    |                       |            |                                 |              |        |