



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 660017152 Parcel ID 000000-00-0-20010-005-0015 Cadastral ID 19-20-15-01750 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 259337 RICHARDS, JAMES LEE & LISA RENEE 324 N CROMWELL CATOOSA OK 74015-0000 Parcel Location Situs 00324 CROMWELL Subdivision CATOOSA O T Lot/Block 0015 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-5\IMG_005' 10/7/2021</p>														
Legal Description Lat/Long: 36.19489804 -95.74731189																			
LOT 15 BLOCK 5 CATOOSA O T					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	966/564	WHEELER, MARY	08/24/1994	20,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0	Land Value	36,510	8,595	11%	945	Assessed	3,460	369.04										
Year Frozen	0	Improvements	55,646	22,861		2,515	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0	Total Value	92,156	31,456		3,460	Total Taxable	2,460	262.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017152	RICHARDS, JAMES LEE &			1	65,486	1000	2,359	252.00										
2024	2024-660017152	RICHARDS, JAMES LEE &			1	61,632	1000	2,261	239.00										
2023	2023-660017152	RICHARDS, JAMES LEE &			1	33,170	1000	2,167	222.00										
2022	2022-660017152	RICHARDS, JAMES LEE &			1	34,121	1000	2,075	208.00										
2021	2021-660017152	RICHARDS, JAMES LEE &			1	27,136	1000	1,985	175.00										
2020	2020-660017152	RICHARDS, JAMES LEE &			1	26,766	1000	1,944	172.00										
2019	2019-660017152	RICHARDS, JAMES LEE &			1	27,108	1000	1,982	178.00										
2018	2018-660017152	RICHARDS, JAMES LEE &			1	30,254	1000	2,328	208.00										
2017	2017-660017152	RICHARDS, JAMES LEE &			1	30,035	1000	2,304	208.00										
2016	2016-660017152	RICHARDS, JAMES LEE &			1	29,309	1000	2,224	198.00										
2015	2015-660017152	RICHARDS, JAMES LEE &			1	32,226	1000	2,357	211.00										
2014	2014-660017152	RICHARDS, JAMES LEE &			1	32,460	1000	2,259	204.00										
2013	2013-660017152	RICHARDS, JAMES LEE &			1	33,624	1000	2,164	194.00										



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2794		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,170.00 x 3.00 = 36,510		
Factor Value			
Adjustments	1.0000		
Lot Value	36,510		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1956 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	54,345	48.52	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.68	Total Misc Impr	+ 1,464				
Roofing Adj	+ 3.94	Garage Cost	+ 0				
Subfloor Adj	+ 2.41	Total RCN	= 113,610				
Heat/Cool Adj	+ 4.80	Depreciation (57%)	- 64,758				
Plumbing Adj	+ 4.30	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 48,852				
Adj Base Cost	= 100.13	Lot Value	+ 36,510				
Total Area	x 1,120	Indicated Value	= 85,362				
Adjusted Cost	= 112,146	Value Per SqFt	76.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	48,852		
Lot Value	36,510		
Indicated Value	85,362	76.22	Per SqFt
Agland Value			
Site Improvements	6,794		
Total Value	92,156	82.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41346	12x6		72	20.34		1,464



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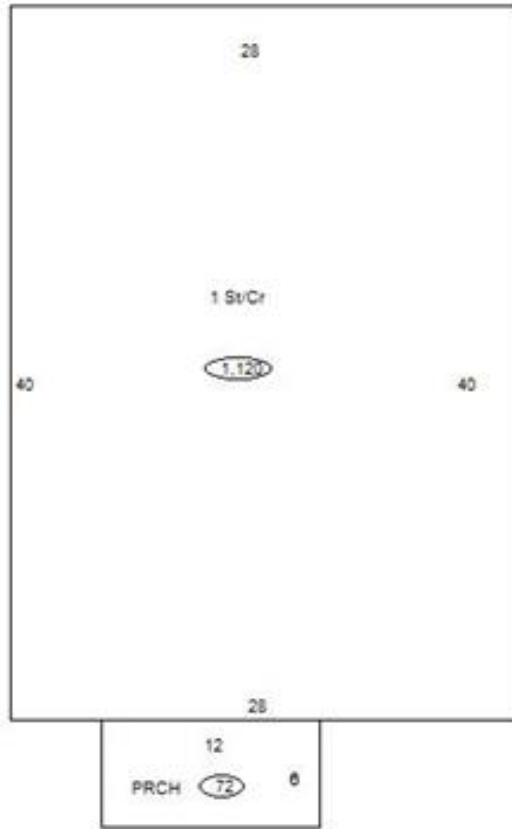
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Sketch Image

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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	1,120	1.000	1,120
2	M	PRCH		10	PRCH	72	1.000	72
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	6x10x8	Gravel	Formed Metal	60
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (4.38 x 60) 263			263 39	224

	SHDS	Shed - Small	12x30x8	Plank	Composition Shingle	360
	Qual 4	Cond 3.5	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (22.53 x 360) 8,111			8,111 1,541	6,570