




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 660017187 Parcel ID 000000-00-0-20120-001-0001 Cadastral ID 19-20-15-02090 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345292 BELCHER, JAYLEN 231 N CHRISTY CATOOSA OK 74015-0000 Parcel Location Situs 00231 N CHRISTY ST Subdivision SHADOW VALLEY Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0001. 9/7/2021</p>																													
Legal Description Lat/Long: 36.19452032 -95.75129233																																		
LOT 1 BLOCK 1 SHADOW VALLEY					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																				
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
H	Homestead	No	1,000																															
Bk/Pg	Grantor	Date	Price	Code																														
/	SAMAROO, MARIA	09/11/2024	200,000	YES																														
Parcel Valuation																																		
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate 106.660	Current Tax																										
Remove Cap 2025		Land Value 68,070		68,070	11%	7,488	Assessed 22,661	2,417.02																										
Year Frozen 0		Improvements 140,062		137,930		15,173	Penalty 0																											
Uncapped Value 0		Mobile Home 0		0		0	Exemption 1,000	-107.00																										
TIF Project ID 0		Total Value 208,132		206,000		22,661	Total Taxable 21,661	2,310.00																										
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660017187	BELCHER, JAYLEN			1	200,000	1000	21,000	2,240.00																									
2024	2024-660017187	BELCHER, JAYLEN			1	155,422	1000	9,524	1,005.00																									
2023	2023-660017187	SAMAROO, MARIA			1	92,884	1000	9,217	946.00																									
2022	2022-660017187	SAMAROO, MARIA			1	92,957	1000	9,225	926.00																									
2021	2021-660017187	SAMAROO, MARIA			1	97,635	1000	9,740	857.00																									
2020	2020-660017187	SAMAROO, MARIA			1	98,471	1000	9,674	857.00																									
2019	2019-660017187	SAMAROO, MARIA			1	95,557	1000	9,363	841.00																									
2018	2018-660017187	SAMAROO, MARIA			1	95,350	1000	9,062	809.00																									
2017	2017-660017187	SAMAROO, MARIA			1	94,630	1000	8,768	792.00																									
2016	2016-660017187	SAMAROO, MARIA			1	92,471	1000	8,483	754.00																									
2015	2015-660017187	SAMAROO, MARIA			1	90,037	1000	8,208	734.00																									
2014	2014-660017187	SAMAROO, MARIA			1	84,648	1000	7,940	718.00																									
2013	2013-660017187	SAMAROO, GREGORY N			1	80,062	1000	7,679	687.00																									



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2191	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,545.00 x 6.35 = 60,611	
Factor Value		
Adjustments	1.1231	
Lot Value	68,070	

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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,180 / 1,180
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,180
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1983 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	137,214	116.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	154,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.14	Total Misc Impr	+	6,862			
Roofing Adj	+ 4.78	Garage Cost	+	14,109			
Subfloor Adj	+ -1.23	Total RCN	=	185,097			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	46,274			
Plumbing Adj	+ 11.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	138,823			
Adj Base Cost	= 139.09	Lot Value	+	68,070			
Total Area	x 1,180	Indicated Value	=	206,893			
Adjusted Cost	= 164,126	Value Per SqFt		175.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,823		
Lot Value	68,070		
Indicated Value	206,893	175.33	Per SqFt
Agland Value			
Site Improvements	1,239		
Total Value	208,132	176.38	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	41435	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	41436	12x10		120	10.68		1,282



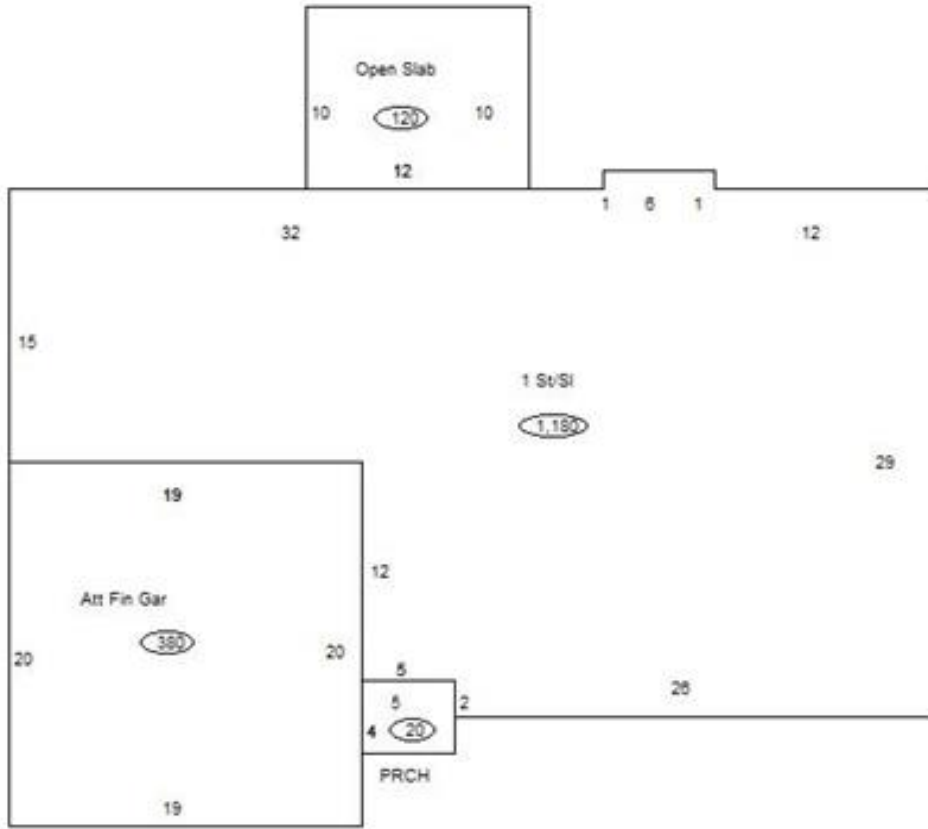
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,180	1.000	1,180
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	PRCH	20	1.000	20
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,180		1,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x6x4	Plank	Formed Metal	60
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (32.76 x 60)	1,966		727	1,239