



# 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  | 660017230                  |                       |          |             | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-8\IMG_0073. 9/9/2021</p> |               |               |                 |  |
| Parcel ID  | 000000-00-0-20120-002-0028 |                       |          |             |  |               |               |                 |  |
| Cadastral ID   | 19-20-15-02520             |                       |          |             |  |               |               |                 |  |
| Property Type  | REAL - Real Property       |                       |          |             |  |               |               |                 |  |
| Property Class                                       | URP                        | VI Area               | 3        |             |  |               |               |                 |  |
| Tax Area   | 1 - CATOOSA OT             |                       |          |             |  |               |               |                 |  |
| Name ID  | 329249                     |                       |          |             |  |               |               |                 |  |
| QUINALTY, AARON TYLER                                |                            |                       |          |             |  |               |               |                 |  |
| 223 N JEFFERY<br>CATOOSA OK 74015-0000               |                            |                       |          |             |  |               |               |                 |  |
| Parcel Location                                      |                            |                       |          |             |  |               |               |                 |  |
| Situs  | 00223 N JEFFERY ST         |                       |          |             |  |               |               |                 |  |
| Subdivision  | SHADOW VALLEY              |                       |          |             |  |               |               |                 |  |
| Lot/Block  | 0028 / 0002                | Parcel Size           | 1 - Lots |             |  |               |               |                 |  |
| Sec/Twn/Rng  | 19 / 20 / 15 / 5           |                       |          |             |  |               |               |                 |  |
| Neighborhood   | 1189 - R-V03-SW CATOOSA    |                       |          |             |  |               |               |                 |  |
| School District                                      | S002 - CATOOSA SCHOOLS     |                       |          |             |  |               |               |                 |  |
| Legal Description Lat/Long: 36.19382675 -95.75207483 |                            |                       |          |             |  |               |               |                 |  |
| Building Permits                                     |                            |                       |          |             |  |               |               |                 |  |
| LOT 28 BLOCK 2 SHADOW VALLEY                         |                            |                       |          |             |  |               |               |                 |  |
| Number   | Description                | Opened                | Closed   | Amount      |  |               |               |                 |  |
| 2016 3614  | R18-NEW 1230 SQ FT SFR     | 08/2016               | 06/2017  | 70,000      |  |               |               |                 |  |
| Exemptions   |                            |                       |          |             |  |               |               |                 |  |
| Code   | Type                       | Active                | Maximum  | Exemption   |  |               |               |                 |  |
| H  | Homestead                  | Yes                   | 1,000    | 1,000       |  |               |               |                 |  |
| Sale History   |                            |                       |          |             |  |               |               |                 |  |
| Bk/Pg  | Grantor                    | Date                  | Price    | Code        |  |               |               |                 |  |
| /  | JACKSON, CRAIG A &         | 10/22/2019            | 145,500  | YES         |  |               |               |                 |  |
| 2671/219   | CROMBIE, PATSY             | 10/11/2017            | 141,500  | YES         |  |               |               |                 |  |
| 2557/937   | CHAMBERS, MICHAEL D        | 06/14/2016            | 10,000   | 17          |  |               |               |                 |  |
| Parcel Valuation                                     |                            |                       |          |             |  |               |               |                 |  |
| Source   | REAL                       | Fair Cash             | Capped   | Asmnt Level | Assessed   | Levy Rate     | 106.660       | Current Tax     |  |
| Remove Cap   | 2020                       | Land Value            | 53,454   | 29,384      | 11%  | 3,232         | Assessed      | 19,377 2,066.75 |  |
| Year Frozen  | 0                          | Improvements          | 189,765  | 146,769     |  | 16,145        | Penalty       | 0               |  |
| Uncapped Value                                       | 0                          | Mobile Home           | 0        | 0           |  | 0             | Exemption     | 1,000 -107.00   |  |
| TIF Project ID                                       | 0                          | Total Value           | 243,219  | 176,153     |  | 19,377        | Total Taxable | 18,377 1,960.00 |  |
| Assessment History                                   |                            |                       |          |             |  |               |               |                 |  |
| Tax Year   | Statement Number           | Billed Owner          | Tax Area | Total Value | Exemptions   | Taxable Value | Billed Tax    |                 |  |
| 2025   | 2025-660017230             | QUINALTY, AARON TYLER | 1        | 230,373     | 1000   | 17,812        | 1,900.00      |                 |  |
| 2024   | 2024-660017230             | QUINALTY, AARON TYLER | 1        | 239,459     | 1000   | 17,265        | 1,821.00      |                 |  |
| 2023   | 2023-660017230             | QUINALTY, AARON TYLER | 1        | 176,496     | 1000   | 16,733        | 1,717.00      |                 |  |
| 2022   | 2022-660017230             | QUINALTY, AARON TYLER | 1        | 178,151     | 1000   | 16,216        | 1,628.00      |                 |  |
| 2021   | 2021-660017230             | QUINALTY, AARON TYLER | 1        | 151,953     | 1000   | 15,715        | 1,383.00      |                 |  |
| 2020   | 2020-660017230             | QUINALTY, AARON TYLER | 1        | 149,561     | 1000   | 15,452        | 1,369.00      |                 |  |
| 2019   | 2019-660017230             | JACKSON, CRAIG A &    | 1        | 144,325     | 1000   | 14,876        | 1,336.00      |                 |  |
| 2018   | 2018-660017230             | JACKSON, CRAIG A &    | 1        | 142,702     | 1000   | 14,697        | 1,312.00      |                 |  |
| 2017   | 2017-660017230             | CROMBIE, PATSY        | 1        | 22,000      | 0  | 2,420         | 219.00        |                 |  |
| 2016   | 2016-660017230             | CROMBIE, PATSY        | 1        | 22,000      | 0  | 2,420         | 215.00        |                 |  |
| 2015   | 2015-660017230             | CHAMBERS, MICHAEL D   | 1        | 22,000      | 1000   | 1,420         | 127.00        |                 |  |
| 2014   | 2014-660017230             | CHAMBERS, MICHAEL D   | 1        | 78,999      | 1000   | 7,248         | 656.00        |                 |  |
| 2013   | 2013-660017230             | CHAMBERS, MICHAEL D   | 1        | 75,318      | 1000   | 7,007         | 627.00        |                 |  |



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| Lot Data        | Square-Foot - NBHD 1189 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       |                            |               |
| Units Buildable | 1                          |               |
| Non-Ag Acres    | 0.1933                     |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 8,418.00 x 6.35 = 53,454   |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 53,454                     |               |

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| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence                   |
| Condition        | 3 - Average                                 |
| Quality          | 2.5 - Fair                                  |
| Architecture     | TRAD TRADITIONAL                            |
| Style            | 100% One Story                              |
| Exterior Wall    | 80% Veneer, Masonry 20% Frame, Siding, Wood |
| Base/Total Area  | 1,245 / 1,245                               |
| Style            | 100% One Story                              |
| HVAC             | 100% Warmed & Cooled Air                    |
| Roof Cover       | 1 Composition Shingle                       |
| Area on Slab     | 1,245                                       |
| Fixture/RghIn    | 11 /  |
| Bed/F/H Bath     | 3 / 2.0 /                                   |
| Basement Area    |   |
| Garage Type      | 504 Attached Garage - Finished              |
| Remodel          |   |
| Year/Eff Age     | 2017 / 7                                    |

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

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 200,835 | 161.31 | Per SqFt |

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

| Cost Approach |           |                    |   | Manual : 01/2025 |  |
|---------------|-----------|--------------------|---|------------------|--|
| Base Cost     | 107.47    | Total Misc Impr    | + | 16,047           |  |
| Roofing Adj   | + 4.61    | Garage Cost        | + | 17,307           |  |
| Subfloor Adj  | + -1.19   | Total RCN          | = | 199,773          |  |
| Heat/Cool Adj | + 11.47   | Depreciation ( 7%) | - | 13,984           |  |
| Plumbing Adj  | + 11.31   | Lump Sums          | + | 0                |  |
| Basement Adj  | + 0.00    | RCNLD              | = | 185,789          |  |
| Adj Base Cost | = 133.67  | Lot Value          | + | 53,454           |  |
| Total Area    | x 1,245   | Indicated Value    | = | 239,243          |  |
| Adjusted Cost | = 166,419 | Value Per SqFt     |   | 192.16           |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 185,789       |        |                      |
| Lot Value            | 53,454        |        |                      |
| Indicated Value      | 239,243       | 192.16 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 3,976         |        |                      |
| Total Value          | 243,219       | 195.36 | 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            | 133829    | 18x4  |      | 72    | 24.04     |      | 1,731 |
| PRCH                       | SLAB PORCH - COVERED            | 133830    | 20x20 |      | 400   | 23.05     |      | 9,220 |



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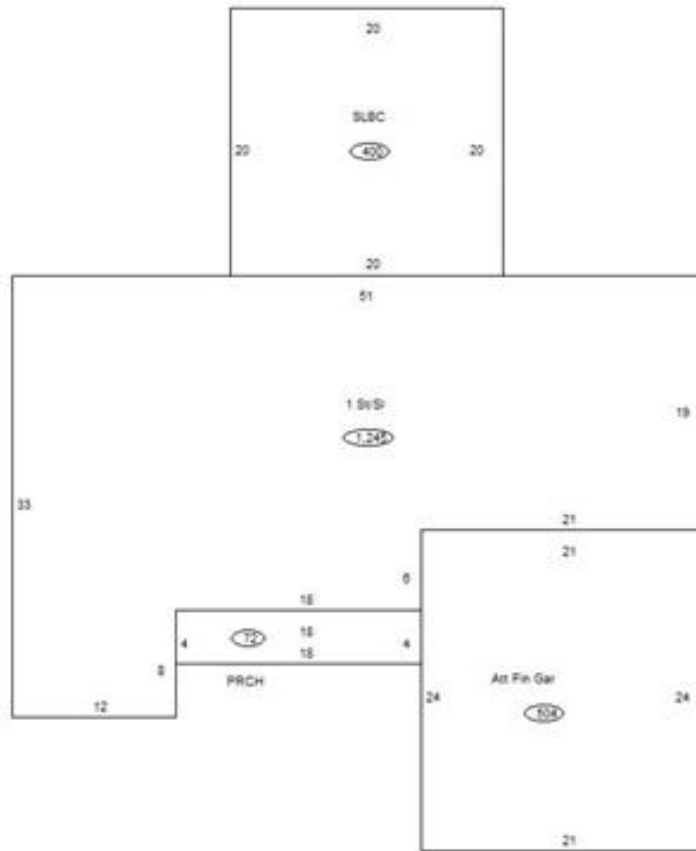
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 10    | 1 St/SI       | 1,245     | 1.000      | 1,245      |
| 2                          | G    | 5    |            | 10    | Att Fin Gar   | 504       | 1.000      | 504        |
| 3                          | M    | PRCH |            | 10    | PRCH          | 72        | 1.000      | 72         |
| 4                          | M    | PRCH |            | 10    | SLBC          | 400       | 1.000      | 400        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,245     |            | 1,245      |



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### Outbuildings/Site Improvements

| Building Image | Code   | Description  | Dimensions | Floor     | Roofing             | Total Units |
|----------------|--------|--------------|------------|-----------|---------------------|-------------|
|                | SHDS   | Shed - Small | 12x14x8    | Plank     | Composition Shingle | 168         |
|                | Qual 4 | Cond 3       | Year 2023  | Eff Age 2 |                     |             |

| Valuation Summary       | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD |       |
|-------------------------|----------------|-----|-------------------------|-------|-------|
| Base Cost (26.30 x 168) | 4,418          |     | 4,418                   | 442   | 3,976 |