




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	660017243				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0017. 9/13/2021</p>				
Parcel ID	000000-00-0-20120-002-0041								
Cadastral ID	19-20-15-02650								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	185384								
GARCIA, DANNY J JR &									
CHERI J									
204 N CHRISTY									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	00204 N CHRISTY ST								
Subdivision	SHADOW VALLEY								
Lot/Block	0041 / 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: 36.19205756 -95.75183744									
LOT 41 BLOCK 2 SHADOW VALLEY									
Building Permits									
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					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	56,432	29,168	11%	3,208	Assessed	11,627	1,240.14
Year Frozen	0	Improvements	100,904	76,533		8,419	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	157,336	105,701		11,627	Total Taxable	10,627	1,133.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017243	GARCIA, DANNY J JR &	1	149,283	1000	10,289	1,097.00		
2024	2024-660017243	GARCIA, DANNY J JR &	1	155,880	1000	9,960	1,051.00		
2023	2023-660017243	GARCIA, DANNY J JR &	1	96,733	1000	9,641	989.00		
2022	2022-660017243	GARCIA, DANNY J JR &	1	96,733	1000	9,641	968.00		
2021	2021-660017243	GARCIA, DANNY J JR &	1	99,347	1000	9,475	834.00		
2020	2020-660017243	GARCIA, DANNY J JR &	1	98,990	1000	9,170	812.00		
2019	2019-660017243	GARCIA, DANNY J JR &	1	94,783	1000	8,875	797.00		
2018	2018-660017243	GARCIA, DANNY J JR &	1	94,442	1000	8,587	766.00		
2017	2017-660017243	GARCIA, DANNY J JR &	1	93,750	1000	8,307	750.00		
2016	2016-660017243	GARCIA, DANNY J JR &	1	91,624	1000	8,036	715.00		
2015	2015-660017243	GARCIA, DANNY J JR &	1	89,276	1000	7,773	695.00		
2014	2014-660017243	GARCIA, DANNY J JR &	1	84,735	1000	7,518	680.00		
2013	2013-660017243	GARCIA, DANNY J JR &	1	80,232	1000	7,270	651.00		



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.204	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,887.00 x 6.35 = 56,432	
Factor Value		
Adjustments	1.0000	
Lot Value	56,432	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Metal
Base/Total Area	1,220 / 1,220
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,220
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	288 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	127,311	104.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	148,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.98	Total Misc Impr	+	6,827			
Roofing Adj	+ 4.64	Garage Cost	+	11,644			
Subfloor Adj	+ -1.20	Total RCN	=	173,972			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	73,068			
Plumbing Adj	+ 4.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	100,904			
Adj Base Cost	= 127.46	Lot Value	+	56,432			
Total Area	x 1,220	Indicated Value	=	157,336			
Adjusted Cost	= 155,501	Value Per SqFt		128.96			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,904		
Lot Value	56,432		
Indicated Value	157,336	128.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	157,336	128.96	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	41644	18x4		72	24.04		1,731



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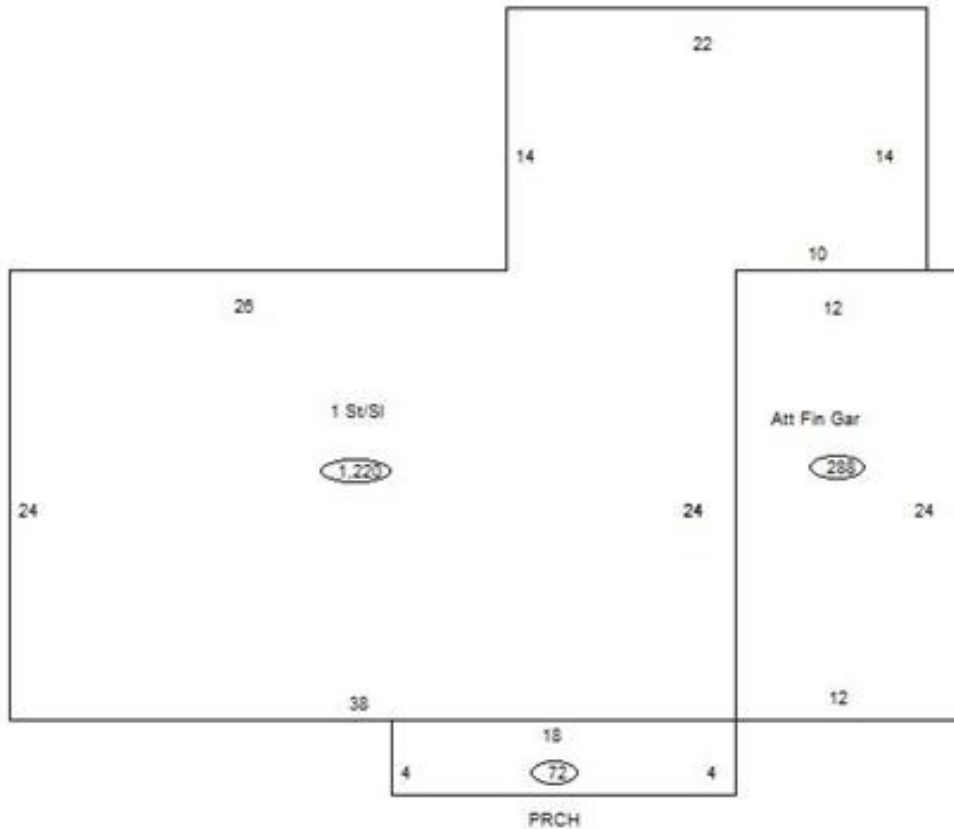
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Sketch Image

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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/Sl	1,220	1.000	1,220
2	G	5		10	Att Fin Gar	288	1.000	288
3	M	PRCH		10	PRCH	72	1.000	72
Total Building Area						1,220		1,220