




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 660017244 Parcel ID 000000-00-0-20120-002-0042 Cadastral ID 19-20-15-02660 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 302975 STARK-GRUSHIN, TIFFANY D 206 N CHRISTY ST CATOOSA OK 74015-2109 Parcel Location Situs 00206 N CHRISTY ST Subdivision SHADOW VALLEY Lot/Block 0042 / 0002 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\2021-9-9\IMG_0020. 9/13/2021</p>																																																	
Legal Description Lot/Long: 36.19224234 -95.75174520																																																						
LOT 42 BLOCK 2 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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2108/105 824/607	LONG, DALE L & IDA BELLE	06/04/2010	85,000	YES 0 No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 57,296</td> <td>32,171</td> <td>11%</td> <td>3,539</td> <td>Assessed</td> <td>11,758</td> <td>1,254.11</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 79,419</td> <td>74,717</td> <td></td> <td>8,219</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 136,715</td> <td>106,888</td> <td></td> <td>11,758</td> <td>Total Taxable</td> <td>11,758</td> <td>1,254.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2011	Land Value 57,296	32,171	11%	3,539	Assessed	11,758	1,254.11	Year Frozen	0	Improvements 79,419	74,717		8,219	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 136,715	106,888		11,758	Total Taxable	11,758	1,254.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017244	STARK-GRUSHIN, TIFFANY D	1	132,099	0	11,198	1,194.00																																															
2024	2024-660017244	STARK-GRUSHIN, TIFFANY D	1	137,764	0	10,665	1,125.00																																															
2023	2023-660017244	STARK-GRUSHIN, TIFFANY D	1	92,336	0	10,157	1,042.00																																															
2022	2022-660017244	GRUSCHIN, TIFFANY D &	1	93,519	0	10,287	1,033.00																																															
2021	2021-660017244	GRUSCHIN, TIFFANY D &	1	95,580	0	10,514	925.00																																															
2020	2020-660017244	GRUSCHIN, TIFFANY D &	1	94,264	0	10,369	918.00																																															
2019	2019-660017244	GRUSCHIN, TIFFANY D &	1	90,489	0	9,954	894.00																																															
2018	2018-660017244	GRUSCHIN, TIFFANY D &	1	89,552	0	9,851	879.00																																															
2017	2017-660017244	GRUSCHIN, TIFFANY D &	1	88,897	0	9,779	883.00																																															
2016	2016-660017244	GRUSCHIN, TIFFANY D &	1	86,911	0	9,396	836.00																																															
2015	2015-660017244	GRUSCHIN, TIFFANY D &	1	84,575	0	8,948	800.00																																															
2014	2014-660017244	GRUSCHIN, TIFFANY D &	1	78,180	0	8,522	771.00																																															
2013	2013-660017244	GRUSCHIN, TIFFANY D &	1	73,786	0	8,116	726.00																																															



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2071	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,023.00 x 6.35 = 57,296	
Factor Value		
Adjustments	1.0000	
Lot Value	57,296	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	912 / 912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	912
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	288 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

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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	109,112	119.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	129,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.54	Total Misc Impr	+	1,499			
Roofing Adj	+ 4.84	Garage Cost	+	11,644			
Subfloor Adj	+ -1.23	Total RCN	=	140,577			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	61,854			
Plumbing Adj	+ 10.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	78,723			
Adj Base Cost	= 139.73	Lot Value	+	57,296			
Total Area	x 912	Indicated Value	=	136,019			
Adjusted Cost	= 127,434	Value Per SqFt		149.14			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,723		
Lot Value	57,296		
Indicated Value	136,019	149.14	Per SqFt
Agland Value			
Site Improvements	696		
Total Value	136,715	149.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	41647	12x10		120	10.68		1,282
PATO	SLAB PORCH - OPEN	41648	5x4		20	10.86		217



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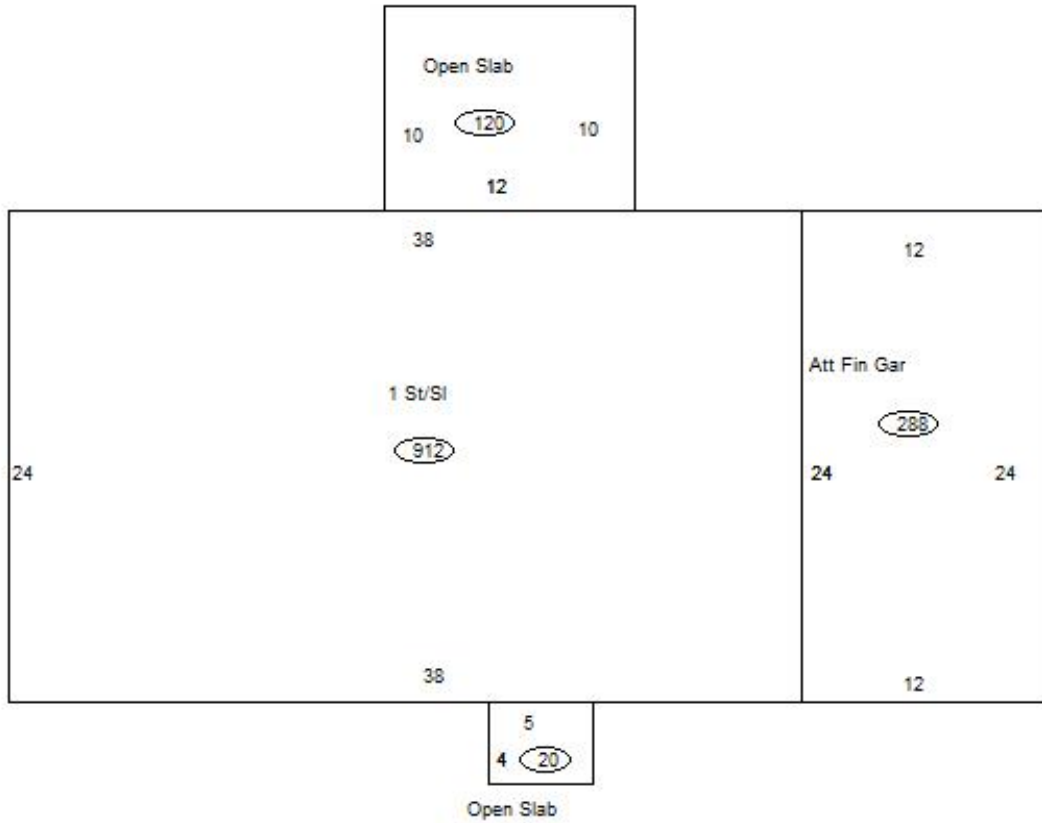
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Sketch Image

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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	912	1.000	912
2	G	5		10	Att Fin Gar	288	1.000	288
3	M	PATO		10	Open Slab	120	1.000	120
4	M	PATO		10	Open Slab	20	1.000	20
Total Building Area						912		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x5	Plank	Galvanized Metal	48
	Qual 2	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (30.22 x 48)	1,451		1,451	755	696