



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:18:14
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Assessment Data					Primary Image									
Account	660017246				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0026. 9/13/2021</p>									
Parcel ID	000000-00-0-20120-002-0044													
Cadastral ID	19-20-15-02680													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	185404													
ROBBINS, GEORGE A & VICKI D														
35469 S 4465 RD VINITA OK 74301-0000														
Parcel Location														
Situs	00210 N CHRISTY ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0044 / 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: 36.19259630 -95.75173826														
Building Permits														
LOT 44 BLOCK 2 SHADOW VALLEY														
<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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	44,602	35,150	11%	3,867	Assessed	11,053	1,178.91					
Year Frozen	0	Improvements	78,886	65,328		7,186	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	123,488	100,478		11,053	Total Taxable	11,053	1,179.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660017246	ROBBINS, GEORGE A & VICKI D			1	115,016	0	10,526	1,123.00					
2024	2024-660017246	ROBBINS, GEORGE A & VICKI D			1	120,456	0	10,025	1,058.00					
2023	2023-660017246	ROBBINS, GEORGE A & VICKI D			1	86,799	0	9,548	980.00					
2022	2022-660017246	ROBBINS, GEORGE A & VICKI D			1	85,306	0	9,384	942.00					
2021	2021-660017246	ROBBINS, GEORGE A & VICKI D			1	91,871	0	10,106	889.00					
2020	2020-660017246	ROBBINS, GEORGE A & VICKI D			1	91,549	0	10,070	892.00					
2019	2019-660017246	ROBBINS, GEORGE A & VICKI D			1	88,014	0	9,682	869.00					
2018	2018-660017246	ROBBINS, GEORGE A & VICKI D			1	87,273	0	9,523	850.00					
2017	2017-660017246	ROBBINS, GEORGE A & VICKI D			1	86,642	0	9,069	819.00					
2016	2016-660017246	ROBBINS, GEORGE A & VICKI D			1	84,739	0	8,638	768.00					
2015	2015-660017246	ROBBINS, GEORGE A & VICKI D			1	82,410	0	8,226	735.00					
2014	2014-660017246	ROBBINS, GEORGE A & VICKI D			1	77,596	0	7,834	709.00					
2013	2013-660017246	ROBBINS, GEORGE A & VICKI D			1	73,315	0	7,462	668.00					




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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1613 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,024.00 x 6.35 = 44,602 Factor Value Adjustments 1.0000 Lot Value 44,602		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0026. 9/13/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 41



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	100,345	83.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	119,690 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.12	Total Misc Impr	+	1,499	
Roofing Adj	+ 4.56	Garage Cost	+		
Subfloor Adj	+ -1.15	Total RCN	=	154,679	
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	75,793	
Plumbing Adj	+ 4.65	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	78,886	
Adj Base Cost	= 127.65	Lot Value	+	44,602	
Total Area	x 1,200	Indicated Value	=	123,488	
Adjusted Cost	= 153,180	Value Per SqFt		102.91	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,886		
Lot Value	44,602		
Indicated Value	123,488	102.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,488	102.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	41653	12x10		120	10.68		1,282
PATO	SLAB PORCH - OPEN	41654	5x4		20	10.86		217



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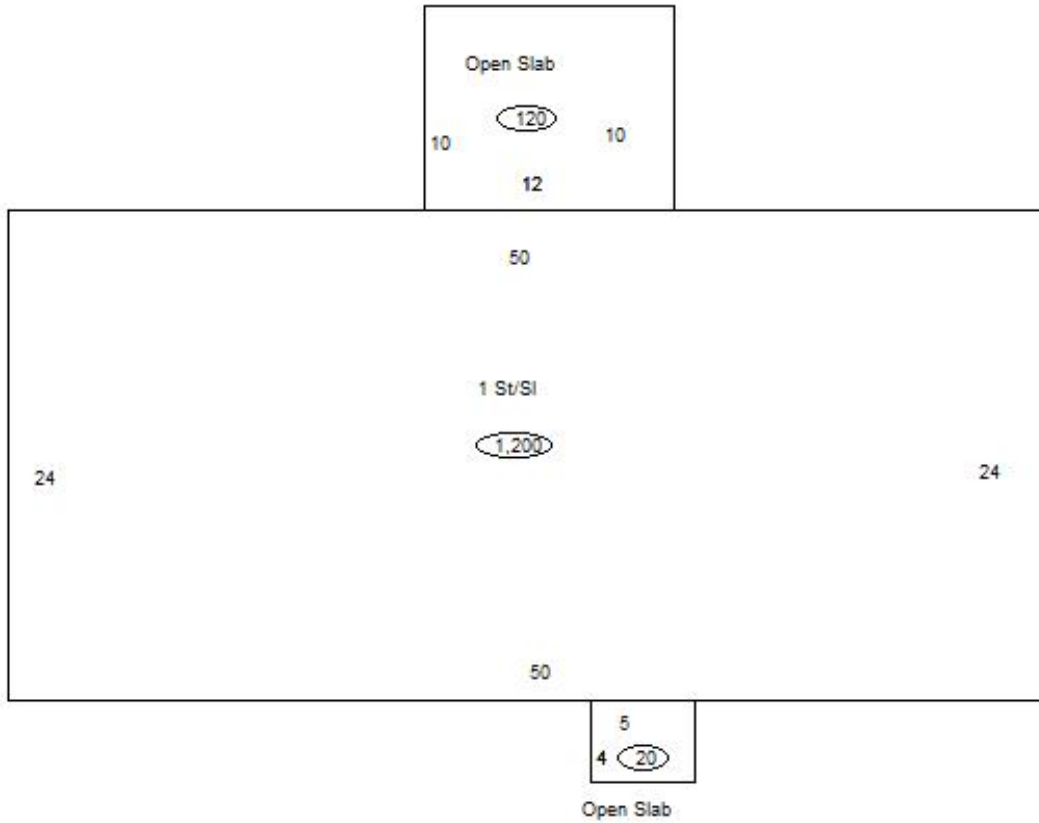
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Sketch Image

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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	1,200	1.000	1,200
2	M	PATO		10	Open Slab	120	1.000	120
3	M	PATO		10	Open Slab	20	1.000	20
Total Building Area						1,200		1,200