



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660017263 <b>Parcel ID</b> 000000-00-0-20120-003-0006 <b>Cadastral ID</b> 19-20-15-02850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 268360 O'NEILL, JEFFREY W  PO BOX 1350 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00522 W DENNY ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0006 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1189 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-13\IMG_0011 9/14/2021</p>														
<b>Legal Description</b> Lat/Long: 36.19354621 -95.75443143																			
LOT 6 BLOCK 3 SHADOW VALLEY					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1110/862	GLOVER PROPERTIES, INC C/O-DEA	04/30/1998	88,500	Yes										
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No										
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
<b>Remove Cap</b>	1999		<b>Land Value</b> 56,985	29,712	11%	3,268	<b>Assessed</b>	17,980	1,917.75										
<b>Year Frozen</b>	0		<b>Improvements</b> 162,956	133,745		14,712	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	1,000	-107.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 219,941	163,457		17,980	<b>Total Taxable</b>	16,980	1,811.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660017263	O'NEILL, JEFFREY W			1	206,239	1000	16,457	1,755.00										
2024	2024-660017263	O'NEILL, JEFFREY W			1	216,914	1000	15,948	1,682.00										
2023	2023-660017263	O'NEILL, JEFFREY W			1	153,038	1000	15,455	1,586.00										
2022	2022-660017263	O'NEILL, JEFFREY W			1	153,127	1000	14,976	1,503.00										
2021	2021-660017263	O'NEILL, JEFFREY W			1	142,241	1000	14,510	1,277.00										
2020	2020-660017263	O'NEILL, JEFFREY W			1	141,409	1000	14,059	1,245.00										
2019	2019-660017263	O'NEILL, JEFFREY W			1	134,893	1000	13,620	1,223.00										
2018	2018-660017263	O'NEILL, JEFFREY W			1	133,061	1000	13,195	1,178.00										
2017	2017-660017263	O'NEILL, JEFFREY W			1	131,988	1000	12,780	1,154.00										
2016	2016-660017263	O'NEILL, JEFFREY W			1	128,672	1000	12,379	1,101.00										
2015	2015-660017263	O'NEILL, JEFFREY W			1	126,738	1000	11,990	1,072.00										
2014	2014-660017263	O'NEILL, JEFFREY W			1	121,960	1000	11,611	1,050.00										
2013	2013-660017263	O'NEILL, JEFFREY W			1	114,582	1000	11,245	1,007.00										




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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.206 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,974.00 x 6.35 = 56,985 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,985		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-13\IMG_001 9/14/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,501 / 1,501
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,501
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 19

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	175,545	116.95	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	188,980		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.44	<b>Total Misc Impr</b>	+ 9,163				
<b>Roofing Adj</b>	+ 4.51	<b>Garage Cost</b>	+ 15,166				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 214,416				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 24%)</b>	- 51,460				
<b>Plumbing Adj</b>	+ 9.37	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 162,956				
<b>Adj Base Cost</b>	= 126.64	<b>Lot Value</b>	+ 56,985				
<b>Total Area</b>	x 1,501	<b>Indicated Value</b>	= 219,941				
<b>Adjusted Cost</b>	= 190,087	<b>Value Per SqFt</b>	146.53				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	162,956		
<b>Lot Value</b>	56,985		
<b>Indicated Value</b>	219,941	146.53	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	219,941	146.53	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	41716	7x4		28	24.18		677
PRCH	Porch	41717	12		12	24.23		291
PRCH	Porch	185140	13x10		130	23.84		3,099



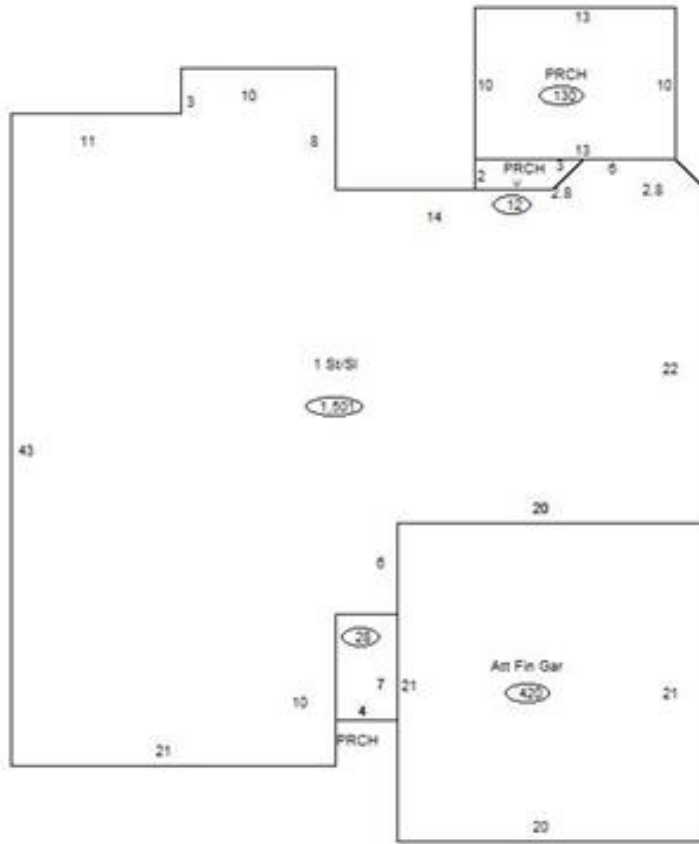
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Sketch Image

660017263



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,501	1.000	1,501
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	28	1.000	28
4	M	PRCH		10	PRCH	12	1.000	12
5	M	PRCH		10	PRCH	130	1.000	130
<b>Total Building Area</b>						1,501		1,501