



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:20
Page 1

Assessment Data					Primary Image									
Account	660017292				<p>\\tsclient\C\Users\KW\Pictures\current\2013-06-14\087.JPG 6/14/2013</p>									
Parcel ID	000000-00-0-20120-004-0005													
Cadastral ID	19-20-15-03140													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	271273													
CLARK, JAMES C JR & TERRI L														
310 N JENNIFER CATOOSA OK 74015-0000														
Parcel Location														
Situs	00310 N JENNIFER ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0005 / 0004	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: 36.19562069 -95.75523452														
LOT 5 BLOCK 4 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1171/808	GLOVER PROPERTIES, INC C/O-DEA	05/14/1999	81,000	Yes					
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No					
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2000	Land Value	43,034	30,731	11%	3,380	Assessed	16,725	1,783.89					
Year Frozen	0	Improvements	143,740	121,318		13,345	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	186,774	152,049		16,725	Total Taxable	16,725	1,784.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660017292	CLARK, JAMES C JR & TERRI L			1	181,205	0	15,929	1,699.00					
2024	2024-660017292	CLARK, JAMES C JR & TERRI L			1	191,030	0	15,170	1,600.00					
2023	2023-660017292	CLARK, JAMES C JR & TERRI L			1	131,347	0	14,448	1,483.00					
2022	2022-660017292	CLARK, JAMES C JR & TERRI L			1	134,487	0	14,474	1,453.00					
2021	2021-660017292	CLARK, JAMES C JR & TERRI L			1	125,314	0	13,785	1,213.00					
2020	2020-660017292	CLARK, JAMES C JR & TERRI L			1	124,624	0	13,709	1,214.00					
2019	2019-660017292	CLARK, JAMES C JR & TERRI L			1	119,059	0	13,096	1,176.00					
2018	2018-660017292	CLARK, JAMES C JR & TERRI L			1	117,093	0	12,880	1,150.00					
2017	2017-660017292	CLARK, JAMES C JR & TERRI L			1	116,189	0	12,781	1,154.00					
2016	2016-660017292	CLARK, JAMES C JR & TERRI L			1	113,390	0	12,473	1,109.00					
2015	2015-660017292	CLARK, JAMES C JR & TERRI L			1	110,688	0	12,164	1,087.00					
2014	2014-660017292	CLARK, JAMES C JR & TERRI L			1	106,605	0	11,584	1,048.00					
2013	2013-660017292	CLARK, JAMES C JR & TERRI L			1	100,296	0	11,033	988.00					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:20
Page 2

Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1556	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,777.00 x 6.35 = 43,034	
Factor Value		
Adjustments	1.0000	
Lot Value	43,034	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,333 / 1,333
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,333
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21



\\tsclient\C\Users\K\W\Pictures\current\2013-06-14\087.JPG 6/14/2013

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,027	125.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	162,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.20	Total Misc Impr	+	7,088			
Roofing Adj	+ 4.64	Garage Cost	+	15,646			
Subfloor Adj	+ -1.21	Total RCN	=	196,904			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	53,164			
Plumbing Adj	+ 10.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,740			
Adj Base Cost	= 130.66	Lot Value	+	43,034			
Total Area	x 1,333	Indicated Value	=	186,774			
Adjusted Cost	= 174,170	Value Per SqFt		140.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,740		
Lot Value	43,034		
Indicated Value	186,774	140.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,774	140.12	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	41822	5x4		20	24.21		484
PATO	SLAB PORCH - OPEN	41823	12x12		144	10.47		1,508



Rogers

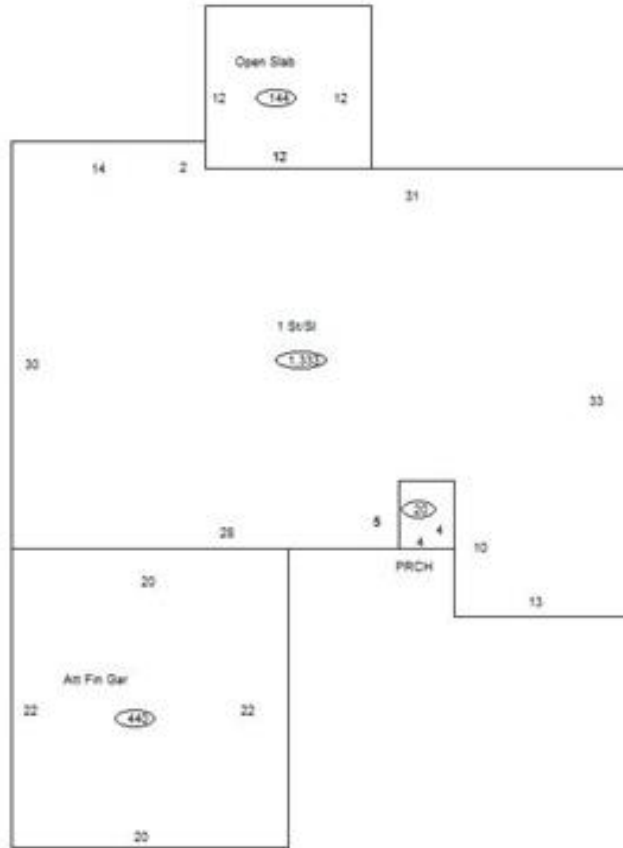
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:09:20
 Page 3

Sketch Image

660017292



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,333	1.000	1,333
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	PRCH	20	1.000	20
4	M	PATO		10	Open Slab	144	1.000	144
Total Building Area						1,333		1,333