




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:42:16  
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Assessment Data					Primary Image														
<b>Account</b> 660017310 <b>Parcel ID</b> 000000-00-0-20120-006-0001 <b>Cadastral ID</b> 19-20-15-03320 <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> 346096 MAKINSON, JOSEPH & JENNIFER  508 W RYAN ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00508 W RYAN ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0001 / 0006 <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\2021-9-15\IMG_007 9/15/2021</p>														
<b>Legal Description</b> Lot/Long: 36.19633543 -95.75482562																			
LOT 1 BLOCK 6 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	/	PM INVESTMENTS LLC	12/06/2024	240,000	YES										
					/	STEED, HEATHER D	09/26/2024	134,000	YES										
					/	RNC PROPERTIES INC	09/26/2024	157,000	YES										
					2640/547	RAY, BRETT ALAN	06/08/2017	120,000	YES										
					1343/254	HAWKINS, MARK A	12/27/2001	90,000	4										
<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>										
Remove Cap	2025		Land Value 82,345	82,345	11%	9,058	Assessed	27,192	2,900.30										
Year Frozen	0		Improvements 169,372	164,857		18,134	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		<b>Total Value</b> 251,717	247,202		27,192	<b>Total Taxable</b>	26,192	2,794.00										
<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	2025-660017310	MAKINSON, JOSEPH & JENNIFER			1	240,002	1000	25,400	2,709.00										
2024	2024-660017310	PM INVESTMENTS LLC			1	182,494	0	14,975	1,580.00										
2023	2023-660017310	STEED, HEATHER D			1	129,656	0	14,262	1,464.00										
2022	2022-660017310	STEED, HEATHER D			1	124,803	0	13,728	1,378.00										
2021	2021-660017310	STEED, HEATHER D			1	126,684	0	13,935	1,226.00										
2020	2020-660017310	STEED, HEATHER D			1	126,057	0	13,866	1,228.00										
2019	2019-660017310	STEED, HEATHER D			1	120,465	0	13,251	1,190.00										
2018	2018-660017310	STEED, HEATHER D			1	120,995	0	13,309	1,188.00										
2017	2017-660017310	STEED, HEATHER D			1	120,038	1000	11,551	1,043.00										
2016	2016-660017310	RAY, BRETT ALAN			1	117,138	1000	11,186	995.00										
2015	2015-660017310	RAY, BRETT ALAN			1	114,714	1000	10,831	968.00										
2014	2014-660017310	RAY, BRETT ALAN			1	109,796	1000	10,486	949.00										
2013	2013-660017310	RAY, BRETT ALAN			1	105,178	1000	10,152	909.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1937	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,437.00 x 6.35 = 53,575	
Factor Value		
Adjustments	1.5370	
Lot Value	82,345	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,274 / 1,274
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,274
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1988 / 13



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,378	118.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	178,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.89	Total Misc Impr	+	9,723			
Roofing Adj	+ 4.68	Garage Cost	+	15,166			
Subfloor Adj	+ -1.22	Total RCN	=	199,261			
Heat/Cool Adj	+ 11.47	Depreciation ( 15%)	-	29,889			
Plumbing Adj	+ 11.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	169,372			
Adj Base Cost	= 136.87	Lot Value	+	82,345			
Total Area	x 1,274	Indicated Value	=	251,717			
Adjusted Cost	= 174,372	Value Per SqFt		197.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,372		
Lot Value	82,345		
Indicated Value	251,717	197.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,717	197.58	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	41895		78	78	24.02		1,874
PATO	SLAB PORCH - OPEN	41896	14x10		140	10.51		1,471
PATO	Patio - Open	41897	120		120	10.68		1,282

