




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 660017314 Parcel ID 000000-00-0-20120-006-0005 Cadastral ID 19-20-15-03360 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 318033 YOKUM, JUSTIN D & BAILEY C 315 N JENNIFER CATOOSA OK 74015-0000 Parcel Location Situs 00315 N JENNIFER ST Subdivision SHADOW VALLEY Lot/Block 0005 / 0006 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\2021-9-17\IMG_000 9/17/2021</p>																																																	
Legal Description Lot/Long: 36.19608681 -95.75463148																																																						
LOT 5 BLOCK 6 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> <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																																													
					2542/35	TODD, CHRIS JR &	04/12/2016	115,000	YES																																													
					1740/911	MILLS, RITA MICHELE	12/30/2005	94,500	YES																																													
					1141/915	GLOVER PROPERTIES, INC C/O-DEA	11/18/1998	79,000	Yes																																													
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No																																													
					893/608	CARIGNAN, MARJORIE &	03/17/1992	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>2017</td> <td>Land Value 58,884</td> <td>31,893</td> <td>11%</td> <td>3,508</td> <td>Assessed</td> <td>17,253</td> <td>1,840.20</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 148,197</td> <td>124,956</td> <td></td> <td>13,745</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 207,081</td> <td>156,849</td> <td></td> <td>17,253</td> <td>Total Taxable</td> <td>17,253</td> <td>1,840.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2017	Land Value 58,884	31,893	11%	3,508	Assessed	17,253	1,840.20	Year Frozen	0	Improvements 148,197	124,956		13,745	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 207,081	156,849		17,253	Total Taxable	17,253	1,840.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017314	YOKUM, JUSTIN D & BAILEY C	1	201,364	0	16,432	1,753.00																																															
2024	2024-660017314	YOKUM, JUSTIN D & BAILEY C	1	211,559	0	15,649	1,651.00																																															
2023	2023-660017314	YOKUM, JUSTIN D & BAILEY C	1	135,493	0	14,904	1,530.00																																															
2022	2022-660017314	YOKUM, JUSTIN D & BAILEY C	1	135,582	0	14,439	1,449.00																																															
2021	2021-660017314	YOKUM, JUSTIN D & BAILEY C	1	125,015	0	13,752	1,210.00																																															
2020	2020-660017314	YOKUM, JUSTIN D & BAILEY C	1	124,445	0	13,689	1,212.00																																															
2019	2019-660017314	YOKUM, JUSTIN D & BAILEY C	1	118,985	0	13,088	1,175.00																																															
2018	2018-660017314	YOKUM, JUSTIN D & BAILEY C	1	118,345	0	13,018	1,162.00																																															
2017	2017-660017314	YOKUM, JUSTIN D & BAILEY C	1	117,416	0	12,916	1,166.00																																															
2016	2016-660017314	YOKUM, JUSTIN D & BAILEY C	1	124,127	0	13,654	1,214.00																																															
2015	2015-660017314	TODD, CHRIS JR &	1	121,549	0	13,295	1,188.00																																															
2014	2014-660017314	TODD, CHRIS JR &	1	116,655	0	12,663	1,145.00																																															
2013	2013-660017314	TODD, CHRIS JR &	1	109,634	0	12,060	1,079.00																																															



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2129	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,273.00 x 6.35 = 58,884	
Factor Value		
Adjustments	1.0000	
Lot Value	58,884	

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	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

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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	167,027	125.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	180,110		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,197		
Lot Value	58,884		
Indicated Value	207,081	155.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,081	155.35	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.78	Total Misc Impr	+	7,088			
Roofing Adj	+ 4.64	Garage Cost	+	15,646			
Subfloor Adj	+ -1.21	Total RCN	=	203,009			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	54,812			
Plumbing Adj	+ 10.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	148,197			
Adj Base Cost	= 135.24	Lot Value	+	58,884			
Total Area	x 1,333	Indicated Value	=	207,081			
Adjusted Cost	= 180,275	Value Per SqFt		155.35			

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	41911		5x4	20	24.21		484
PATO	SLAB PORCH - OPEN	41912		12x12	144	10.47		1,508



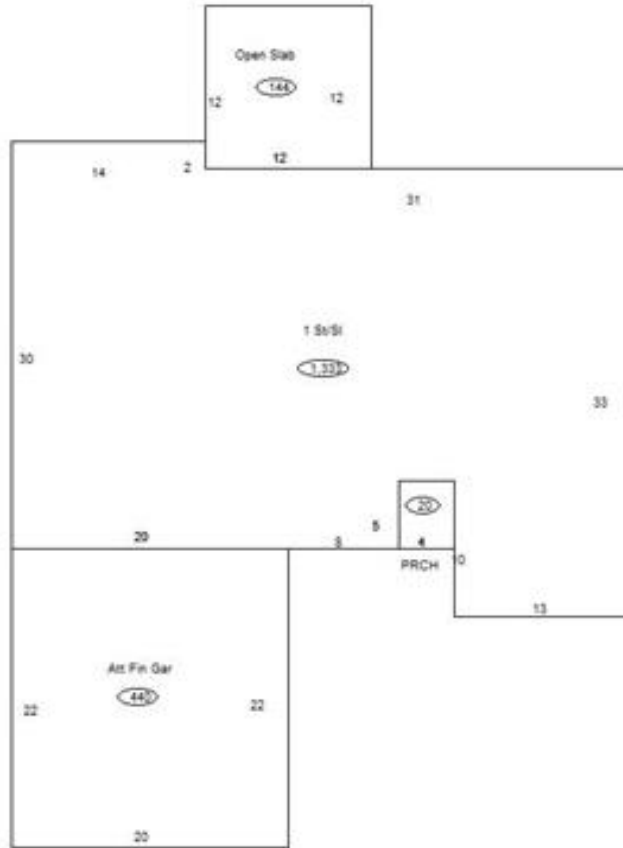
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Sketch Image

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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/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