



# 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	660017316				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-17\IMG_000 9/17/2021</p>				
Parcel ID	000000-00-0-20120-006-0007								
Cadastral ID	19-20-15-03380								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	339897								
BABCOCK, RACHEL L									
311 N JENNIFER ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00311 N JENNIFER ST								
Subdivision	SHADOW VALLEY								
Lot/Block	0007 / 0006	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: 36.19576318 -95.75467721									
Building Permits									
LOT 7 BLOCK 6 SHADOW VALLEY									
Number	Description	Opened	Closed	Amount					
1443		01/1999	12/1999						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	MILLS, BRANDON LYLE &	09/07/2022	210,000	YES
					/	MILLS, TIMOTHY LEE ROY &	02/17/2022	193,000	YES
					/	XIONG, KHUE	11/16/2021	193,000	YES
					2498/205	GENTRY, JIMMIE	09/03/2015	114,000	YES
					2154/102	NATIONAL RES NOMINEE SERV	12/21/2010	110,000	YES
					2154/100	GREEN, BRAD L &	11/05/2010	110,000	
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2023	Land Value	58,166	58,166	11%	6,398	Assessed	24,542	2,617.65
Year Frozen	0	Improvements	167,362	164,945		18,144	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	225,528	223,111		24,542	Total Taxable	24,542	2,618.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017316	BABCOCK, RACHEL L	1	212,487	0	23,373	2,493.00		
2024	2024-660017316	BABCOCK, RACHEL L	1	218,227	0	24,005	2,532.00		
2023	2023-660017316	BABCOCK, RACHEL L	1	210,000	0	23,100	2,371.00		
2022	2022-660017316	MILLS, BRANDON LYLE &	1	193,000	0	21,230	2,131.00		
2021	2021-660017316	XIONG, KHUE	1	130,802	0	14,388	1,266.00		
2020	2020-660017316	XIONG, KHUE	1	130,151	0	14,317	1,268.00		
2019	2019-660017316	XIONG, KHUE	1	124,152	0	13,657	1,226.00		
2018	2018-660017316	XIONG, KHUE	1	123,534	0	13,589	1,213.00		
2017	2017-660017316	XIONG, KHUE	1	122,587	0	13,485	1,218.00		
2016	2016-660017316	XIONG, KHUE	1	119,578	0	13,154	1,170.00		
2015	2015-660017316	XIONG, KHUE	1	130,566	1000	12,643	1,130.00		
2014	2014-660017316	GENTRY, JIMMIE	1	125,870	1000	12,246	1,108.00		
2013	2013-660017316	GENTRY, JIMMIE	1	118,371	1000	11,860	1,062.00		



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2103	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,160.00 x 6.35 = 58,166	
Factor Value		
Adjustments	1.0000	
Lot Value	58,166	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,565 / 1,565
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,565
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	181,348	115.88	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	218,560 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,362		
Lot Value	58,166		
Indicated Value	225,528	144.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,528	144.11	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.61	Total Misc Impr	+ 8,300				
Roofing Adj	+ 4.47	Garage Cost	+ 15,678				
Subfloor Adj	+ -1.15	Total RCN	= 220,213				
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	- 52,851				
Plumbing Adj	+ 8.99	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 167,362				
Adj Base Cost	= 125.39	Lot Value	+ 58,166				
Total Area	x 1,565	Indicated Value	= 225,528				
Adjusted Cost	= 196,235	Value Per SqFt	144.11				

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	41919	4x3		12	24.23		291
PRCH	Porch	41920	8x8		64	24.07		1,540
PRCH	Porch	185380	57		57	24.09		1,373

