




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 660017331 Parcel ID 000000-00-0-20120-006-0022 Cadastral ID 19-20-15-03530 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 341957 FOX, CHRISTOPHER D 21625 E 39TH ST S BROKEN ARROW OK 74014-0000 Parcel Location Situs 00501 W MATTHEW ST Subdivision SHADOW VALLEY Lot/Block 0022 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p style="text-align: right;">9/17/2021</p>																																		
Legal Description Lot/Long: 36.19484364 -95.75396504																																							
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																														
Remove Cap	2024	Land Value	61,502	61,502	11%	6,765	Assessed	25,296	2,698.07																														
Year Frozen	0	Improvements	174,757	168,457		18,531	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	236,259	229,959		25,296	Total Taxable	25,296	2,698.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660017331	FOX, CHRISTOPHER D			1	219,009	0	24,091	2,570.00																														
2024	2024-660017331	FOX, CHRISTOPHER D			1	218,464	0	24,031	2,535.00																														
2023	2023-660017331	FOX, CHRISTOPHER D			1	140,131	1000	14,414	1,479.00																														
2022	2022-660017331	ZEMKE, MICHAEL			1	136,312	1000	13,994	1,405.00																														
2021	2021-660017331	ZEMKE, MICHAEL			1	138,247	1000	14,207	1,250.00																														
2020	2020-660017331	ZEMKE, MICHAEL			1	139,248	1000	14,033	1,243.00																														
2019	2019-660017331	ZEMKE, MICHAEL			1	132,681	1000	13,595	1,221.00																														
2018	2018-660017331	ZEMKE, MICHAEL			1	132,788	1000	13,607	1,215.00																														
2017	2017-660017331	ZEMKE, MICHAEL			1	143,437	1000	9,671	873.00																														
2016	2016-660017331	JONES, FRANCES ANNE			1	139,825	1000	9,361	833.00																														
2015	2015-660017331	JONES, FRANCES ANNE			1	137,465	1000	9,060	810.00																														
2014	2014-660017331	JONES, FRANCES ANNE			1	134,380	1000	8,766	793.00																														
2013	2013-660017331	JONES, FRANCES ANNE			1	126,322	1000	8,482	759.00																														



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1972 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,590.00 x 6.35 = 54,547 Factor Value Adjustments 1.1275 Lot Value 61,502		
Residential Data		

9/17/2021

Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,739 / 1,739
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,739
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,940	112.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	201,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.71	Total Misc Impr	+ 38,103				
Roofing Adj	+ 4.60	Garage Cost	+ 16,378				
Subfloor Adj	+ -2.21	Total RCN	= 269,387				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 96,979				
Plumbing Adj	+ 5.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 172,408				
Adj Base Cost	= 123.58	Lot Value	+ 61,502				
Total Area	x 1,739	Indicated Value	= 233,910				
Adjusted Cost	= 214,906	Value Per SqFt	134.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,408		
Lot Value	61,502		
Indicated Value	233,910	134.51	Per SqFt
Agland Value			
Site Improvements	2,349		
Total Value	236,259	135.86	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	41979	17x10		170	26.40		4,488
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	41980	24x12		288	28.78		8,289
EPSW	ENCLOSED PORCH - SOLID WALL	41981	24x12		288	68.44		19,711

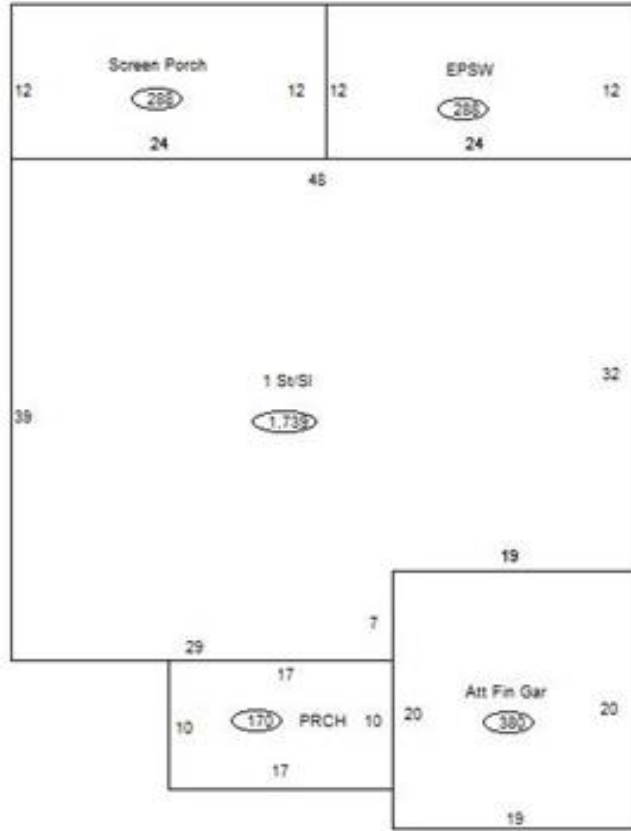


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,739	1.000	1,739
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	PRCH	170	1.000	170
4	M	EPKS		13	Screen Porch	288	1.000	288
5	M	EPSW		13	EPSW	288	1.000	288
Total Building Area						1,739		1,739



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x12x6	Plank	Composition Shingle	72
	Qual	3	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (30.91 x 72)	2,226		2,226	1,158	1,068

	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,387	1,281