




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:22:54
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Assessment Data					Primary Image									
Account	660017332				 <p>\\\\tsclient\\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_000' 9/20/2021</p>									
Parcel ID	000000-00-0-20120-007-0001													
Cadastral ID	19-20-15-03540													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	326118													
MCMAHON, ALISON & CALE														
323 N JOANNA CATOOSA OK 74015-0000														
Parcel Location														
Situs	00323 N JOANNA ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0001 / 0007	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: 36.19684220 -95.75352458														
Building Permits														
LOT 1 BLOCK 7 SHADOW VALLEY														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	PAYNE, DIANE K	10/31/2018	122,500	YES					
					847/175			37,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2019	Land Value	55,772	42,407	11%	4,665	Assessed	16,696	1,780.80					
Year Frozen	0	Improvements	112,651	109,373		12,031	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	168,423	151,780		16,696	Total Taxable	16,696	1,781.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017332	MCMAHON, ALISON & CALE	1	159,937	0	15,901	1,696.00							
2024	2024-660017332	MCMAHON, ALISON & CALE	1	167,330	0	15,144	1,598.00							
2023	2023-660017332	MCMAHON, ALISON & CALE	1	131,115	0	14,423	1,480.00							
2022	2022-660017332	MCMAHON, ALISON & CALE	1	131,270	0	14,440	1,449.00							
2021	2021-660017332	MCMAHON, ALISON & CALE	1	129,633	0	14,260	1,255.00							
2020	2020-660017332	MCMAHON, ALISON & CALE	1	128,951	0	14,185	1,256.00							
2019	2019-660017332	MCMAHON, ALISON & CALE	1	123,542	0	13,590	1,220.00							
2018	2018-660017332	PAYNE, DIANE K	1	96,894	1000	9,366	836.00							
2017	2017-660017332	PAYNE, DIANE K	1	95,225	1000	9,064	818.00							
2016	2016-660017332	PAYNE, DIANE K	1	93,052	1000	8,771	780.00							
2015	2015-660017332	PAYNE, DIANE K	1	90,510	1000	8,486	758.00							
2014	2014-660017332	PAYNE, DIANE K	1	84,135	1000	8,210	743.00							
2013	2013-660017332	PAYNE, DIANE K	1	81,292	1000	7,942	711.00							



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2016 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,783.00 x 6.35 = 55,772 Factor Value Adjustments 1.0000 Lot Value 55,772		

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	1,178 / 1,178
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,178
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32



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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	139,398	118.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	188,240 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,093		
Lot Value	55,772		
Indicated Value	165,865	140.80	Per SqFt
Agland Value			
Site Improvements	2,558		
Total Value	168,423	142.97	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.38	Total Misc Impr	+ 15,227				
Roofing Adj	+ 4.78	Garage Cost	+ 14,109				
Subfloor Adj	+ -1.23	Total RCN	= 189,815				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 79,722				
Plumbing Adj	+ 7.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 110,093				
Adj Base Cost	= 136.23	Lot Value	+ 55,772				
Total Area	x 1,178	Indicated Value	= 165,865				
Adjusted Cost	= 160,479	Value Per SqFt	140.80				

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	41984	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	41985	494		494	8.13		4,016
PRCH	Porch	185077	236		236	23.45		5,534



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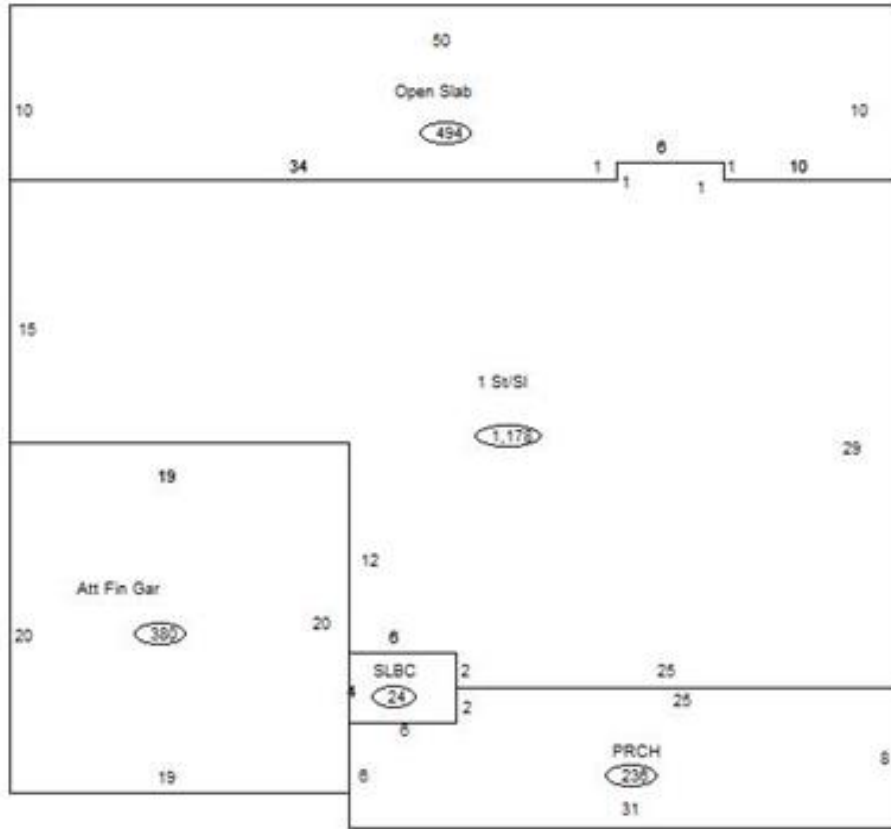
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Sketch Image

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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	1,178	1.000	1,178
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PATO		10	Open Slab	494	1.000	494
5	M	PRCH		10	PRCH	236	1.000	236
Total Building Area						1,178		1,178



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small2	10x16x6	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (25.82 x 160)	4,131		4,131	2,437	1,694

	LNT0	Lean To - Attached	12x16x6	Concrete	Composition Shingle	192
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (14.52 x 192)	2,788		2,788	1,924	864