




# 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	660017346				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_004I 9/21/2021</p>									
Parcel ID	000000-00-0-20120-007-0015													
Cadastral ID	19-20-15-03680													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	271233													
FERGUSON, JAMES L & JAMIE N														
415 W MATTHEW CATOOSA OK 74015-0000														
Parcel Location														
Situs	00415 W MATTHEW ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0015 / 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: 36.19494768 -95.75276749														
LOT 15 BLOCK 7 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1170/569	FERGUSON, BONNIE G &	05/05/1999	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2000	Land Value	60,331	28,799	11%	3,168	Assessed	12,585	1,342.32					
Year Frozen	0	Improvements	99,247	85,609		9,417	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	159,578	114,408		12,585	Total Taxable	11,585	1,236.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017346	FERGUSON, JAMES L & JAMIE N	1	157,962	1000	11,218	1,197.00							
2024	2024-660017346	FERGUSON, JAMES L & JAMIE N	1	163,857	1000	10,863	1,146.00							
2023	2023-660017346	FERGUSON, JAMES L & JAMIE N	1	108,911	1000	10,517	1,079.00							
2022	2022-660017346	FERGUSON, JAMES L & JAMIE N	1	109,314	1000	10,181	1,022.00							
2021	2021-660017346	FERGUSON, JAMES L & JAMIE N	1	91,366	1000	8,388	738.00							
2020	2020-660017346	FERGUSON, JAMES L & JAMIE N	1	91,801	1000	8,114	719.00							
2019	2019-660017346	FERGUSON, JAMES L & JAMIE N	1	88,539	1000	7,848	705.00							
2018	2018-660017346	FERGUSON, JAMES L & JAMIE N	1	88,309	1000	7,591	678.00							
2017	2017-660017346	FERGUSON, JAMES L & JAMIE N	1	87,662	1000	7,341	663.00							
2016	2016-660017346	FERGUSON, JAMES L & JAMIE N	1	85,990	1000	7,098	631.00							
2015	2015-660017346	FERGUSON, JAMES L & JAMIE N	1	84,208	1000	6,862	613.00							
2014	2014-660017346	FERGUSON, JAMES L & JAMIE N	1	77,800	1000	6,633	600.00							
2013	2013-660017346	FERGUSON, JAMES L & JAMIE N	1	73,774	1000	6,410	574.00							



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Lot Data		Square-Foot - NBHD 1189 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2181		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,501.00 x 6.35 = 60,331		
Factor Value			
Adjustments	1.0000		
Lot Value	60,331		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	936
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	312 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	124,776	133.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	113.66	Total Misc Impr	+ 6,173
Roofing Adj	+ 4.80	Garage Cost	+ 12,321
Subfloor Adj	+ -1.23	Total RCN	= 148,177
Heat/Cool Adj	+ 11.47	Depreciation ( 39%)	- 57,789
Plumbing Adj	+ 9.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,388
Adj Base Cost	= 138.55	Lot Value	+ 60,331
Total Area	x 936	Indicated Value	= 150,719
Adjusted Cost	= 129,683	Value Per SqFt	161.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,388		
Lot Value	60,331		
Indicated Value	150,719	161.02	Per SqFt
Agland Value			
Site Improvements	8,859		
Total Value	159,578	170.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42041	15x7		105	23.94		2,514
PATO	SLAB PORCH - OPEN	42042	30x15		450	8.13		3,659



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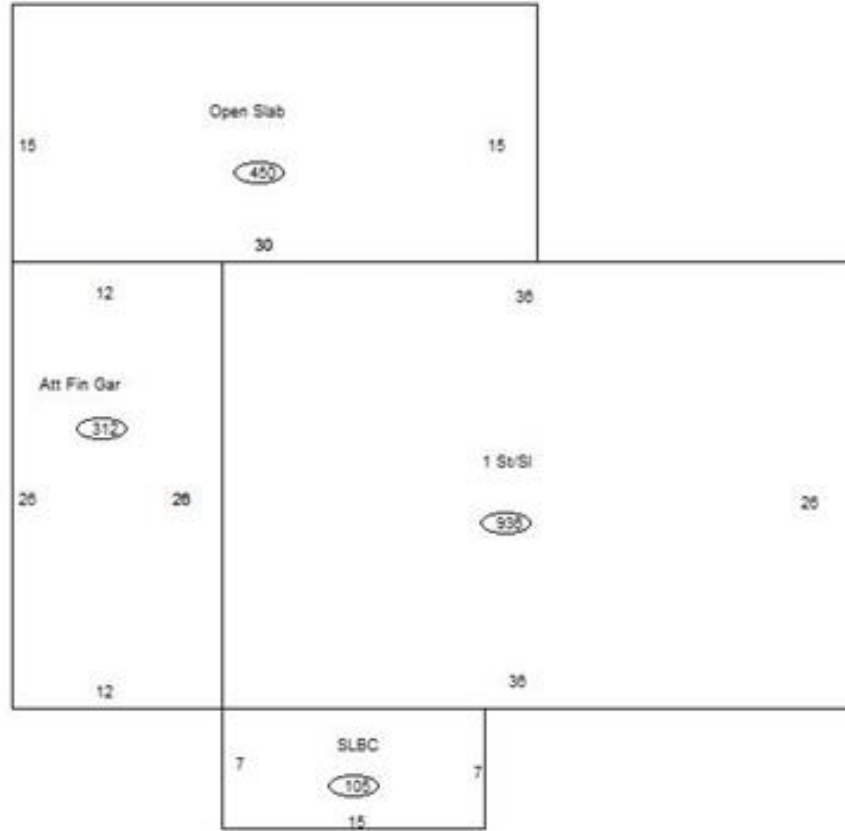
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### Sketch Image

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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	936	1.000	936
2	G	5		10	Att Fin Gar	312	1.000	312
3	M	PRCH		10	SLBC	105	1.000	105
4	M	PATO		10	Open Slab	450	1.000	450
<b>Total Building Area</b>						936		936



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	14x30x8	Concrete	Composition Shingle	420
	Qual 4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (17.92 x 420)	7,526		7,526	1,129	6,397

	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 4	Cond 4	Year 2010	Eff Age 10		

Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (26.53 x 160)	4,245		4,245	1,783	2,462