




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 660017412 Parcel ID 000000-00-0-00681-001-0002 Cadastral ID 19-20-16-01210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 276834 GAGE, KEVIN & CANDACE 10270 E PORT RD CATOOSA OK 74015-0000 Parcel Location Situs 10270 E PORT RD Subdivision RIVER PORT RANCH Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660017412 10/31/25</p> <p>660017412_003.JPG 11/5/2025</p>														
Legal Description Lat/Long: 36.19187791 -95.65007918																			
LOT 2 BLOCK 1 RIVER PORT RANCH					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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1293/584	BARRICK, DAVID CHARLES &	05/22/2001	132,900	YES										
					988/235	PRC PROPERTIES INC	04/26/1995	102,500	Yes										
					954/815	DUNN ASSOCIATES, AN OK-GENERA	04/26/1994	10,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2002		Land Value 58,865	28,599	11%	3,146	Assessed	21,257	2,122.72										
Year Frozen	0		Improvements 204,001	164,643		18,111	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 262,866	193,242		21,257	Total Taxable	20,257	2,030.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017412	GAGE, KEVIN & CANDACE			22	234,480	1000	19,637	1,967.00										
2024	2024-660017412	GAGE, KEVIN & CANDACE			22	246,682	1000	19,036	1,862.00										
2023	2023-660017412	GAGE, KEVIN & CANDACE			22	206,762	1000	18,453	1,738.00										
2022	2022-660017412	GAGE, KEVIN & CANDACE			22	209,260	1000	17,886	1,689.00										
2021	2021-660017412	GAGE, KEVIN & CANDACE			22	203,683	1000	17,336	1,653.00										
2020	2020-660017412	GAGE, KEVIN & CANDACE			22	202,379	1000	16,803	1,612.00										
2019	2019-660017412	GAGE, KEVIN & CANDACE			22	192,610	1000	16,284	1,580.00										
2018	2018-660017412	GAGE, KEVIN & CANDACE			22	198,139	1000	15,781	1,522.00										
2017	2017-660017412	GAGE, KEVIN & CANDACE			22	196,522	1000	15,292	1,495.00										
2016	2016-660017412	GAGE, KEVIN & CANDACE			22	191,556	1000	14,817	1,429.00										
2015	2015-660017412	GAGE, KEVIN & CANDACE			22	185,651	1000	14,357	1,390.00										
2014	2014-660017412	GAGE, KEVIN & CANDACE			22	188,837	1000	13,909	1,362.00										
2013	2013-660017412	GAGE, KEVIN & CANDACE			20	177,875	1000	13,475	1,206.00										



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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0023 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,658.00 x 1.35 = 58,865 Factor Value Adjustments 1.0000 Lot Value 58,865		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,018 / 2,018
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,018
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1994 / 24

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 232,678 115.30 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 239,420 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.31	Total Misc Impr	+ 11,851	Roofing Adj	+ 4.47	Garage Cost	+ 19,330
Subfloor Adj	+ -2.17	Total RCN	= 287,326	Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 83,325
Plumbing Adj	+ 9.68	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 204,001
Adj Base Cost	= 126.93	Lot Value	+ 58,865	Total Area	x 2,018	Indicated Value	= 262,866
		Value Per SqFt	130.26	Adjusted Cost	= 256,145		

Value Reconciliation
Selected Approach Cost Approach Improvements 204,001 Lot Value 58,865 Indicated Value 262,866 130.26 Per SqFt Agland Value Site Improvements Total Value 262,866 130.26 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	42145	23x6		138	26.50		3,657
PATO	SLAB PORCH - OPEN	42146	28x10		280	9.21		2,579



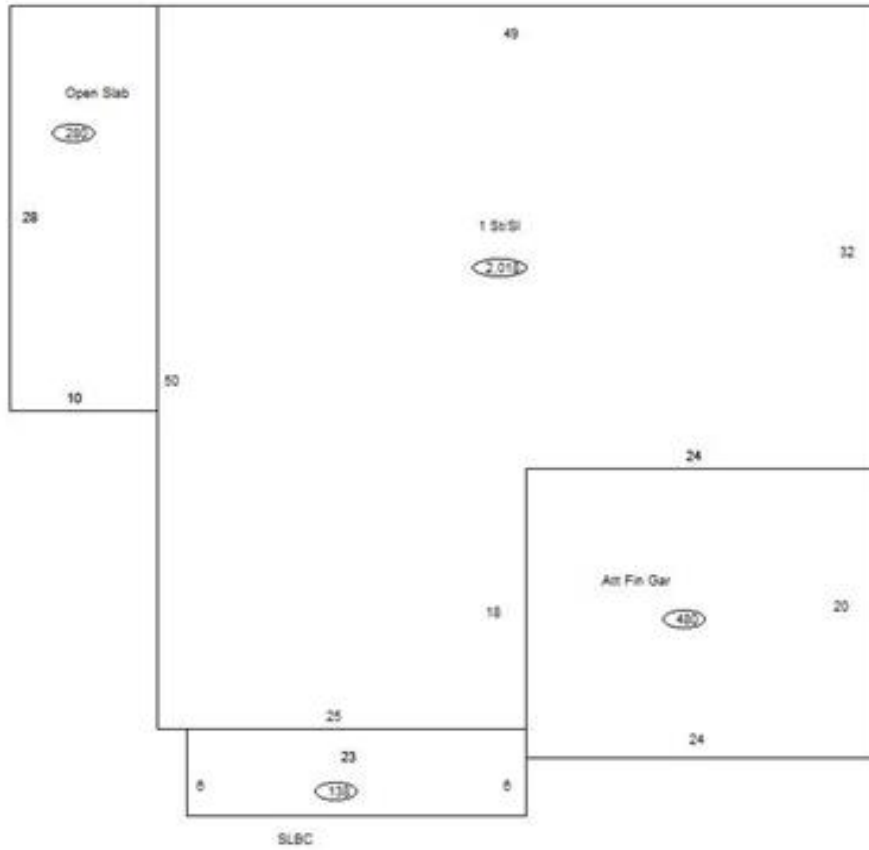
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Sketch Image

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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	2,018	1.000	2,018
2	G	5		10	Att Fin Gar	480	1.000	480
3	M	PRCH		10	SLBC	138	1.000	138
4	M	PATO		10	Open Slab	280	1.000	280
Total Building Area						2,018		2,018



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	STG FAIR NO VALUE	0x0x0			
	Qual	0	Cond	Year	0	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					
	BNV	STG FAIR NO VALUE	0x0x0			
	Qual	0	Cond	Year	0	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					