



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account	660017451																																																																																																																								
Parcel ID	000000-00-0-00684-002-0005																																																																																																																								
Cadastral ID	19-20-16-01650																																																																																																																								
Property Type	REAL - Real Property																																																																																																																								
Property Class	RRP	VI Area	3																																																																																																																						
Tax Area	22 - CATOOSA / FAIR OAKS FD																																																																																																																								
Name ID	250384																																																																																																																								
SHAFER, C RAY &																																																																																																																									
TERESA ANN																																																																																																																									
10130 HILLTOP RD																																																																																																																									
CATOOSA OK 74015-0000																																																																																																																									
Parcel Location					660017451_002.JPG 11/5/2025																																																																																																																				
Situs	10130 E HILLTOP RD				Building Permits																																																																																																																				
Subdivision	RIVER PORT RANCH II				Number	Description	Opened	Closed	Amount																																																																																																																
Lot/Block	0005 / 0002	Parcel Size	2 - Lots		LOT 5 & 6 BLOCK 2 RIVER PORT RANCH II																																																																																																																				
Sec/Twn/Rng	19 / 20 / 16 / 5				Exemptions																																																																																																																				
Neighborhood	1101 - R-V03-SW CATOOSA				Code	Type	Active	Maximum	Exemption																																																																																																																
School District	S002 - CATOOSA SCHOOLS				Sale History																																																																																																																				
Legal Description Lat/Long: 36.19352840 -95.65156374					Bk/Pg	Grantor	Date	Price	Code																																																																																																																
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th><th>REAL</th><th>Fair Cash</th><th>Capped</th><th>Asmnt Level</th><th>Assessed</th><th>Levy Rate</th><th>99.860</th><th>Current Tax</th></tr> </thead> <tbody> <tr> <td>Remove Cap</td><td>0</td><td>Land Value 62,867</td><td>29,617</td><td>11%</td><td>3,258</td><td>Assessed</td><td>18,021</td><td>1,799.58</td></tr> <tr> <td>Year Frozen</td><td>2005</td><td>Improvements 284,890</td><td>134,216</td><td></td><td>14,763</td><td>Penalty</td><td>0</td><td></td></tr> <tr> <td>Uncapped Value</td><td>0</td><td>Mobile Home 0</td><td>0</td><td></td><td>0</td><td>Exemption</td><td>1,000</td><td>-93.00</td></tr> <tr> <td>TIF Project ID</td><td>0</td><td>Total Value 347,757</td><td>163,833</td><td></td><td>18,021</td><td>Total Taxable</td><td>17,021</td><td>1,707.00</td></tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	0	Land Value 62,867	29,617	11%	3,258	Assessed	18,021	1,799.58	Year Frozen	2005	Improvements 284,890	134,216		14,763	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 347,757	163,833		18,021	Total Taxable	17,021	1,707.00																																																																			
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 1.1554 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,328.00 x 1.25 = 62,867 Factor Value Adjustments 1.0000 Lot Value 62,867		 <p>660017451 11/03/25</p> <p>660017451_002.JPG 11/5/2025</p>

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	2,569 / 2,569
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,569
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	750 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	325,066	126.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	352,100 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.89	Total Misc Impr	+ 8,754	Roofing Adj	+ 4.49	Garage Cost	+ 28,005
Subfloor Adj	+ -2.15	Total RCN	= 360,427	Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 100,920
Plumbing Adj	+ 8.12	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 259,507
Adj Base Cost	= 125.99	Lot Value	+ 62,867	Total Area	x 2,569	Indicated Value	= 322,374
		Value Per SqFt	125.49	Adjusted Cost	= 323,668		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,507		
Lot Value	62,867		
Indicated Value	322,374	125.49	Per SqFt
Agland Value			
Site Improvements	25,383		
Total Value	347,757	135.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42246	244		244	26.16		6,383
PATO	SLAB PORCH - OPEN	42247	24x10		240	9.88		2,371



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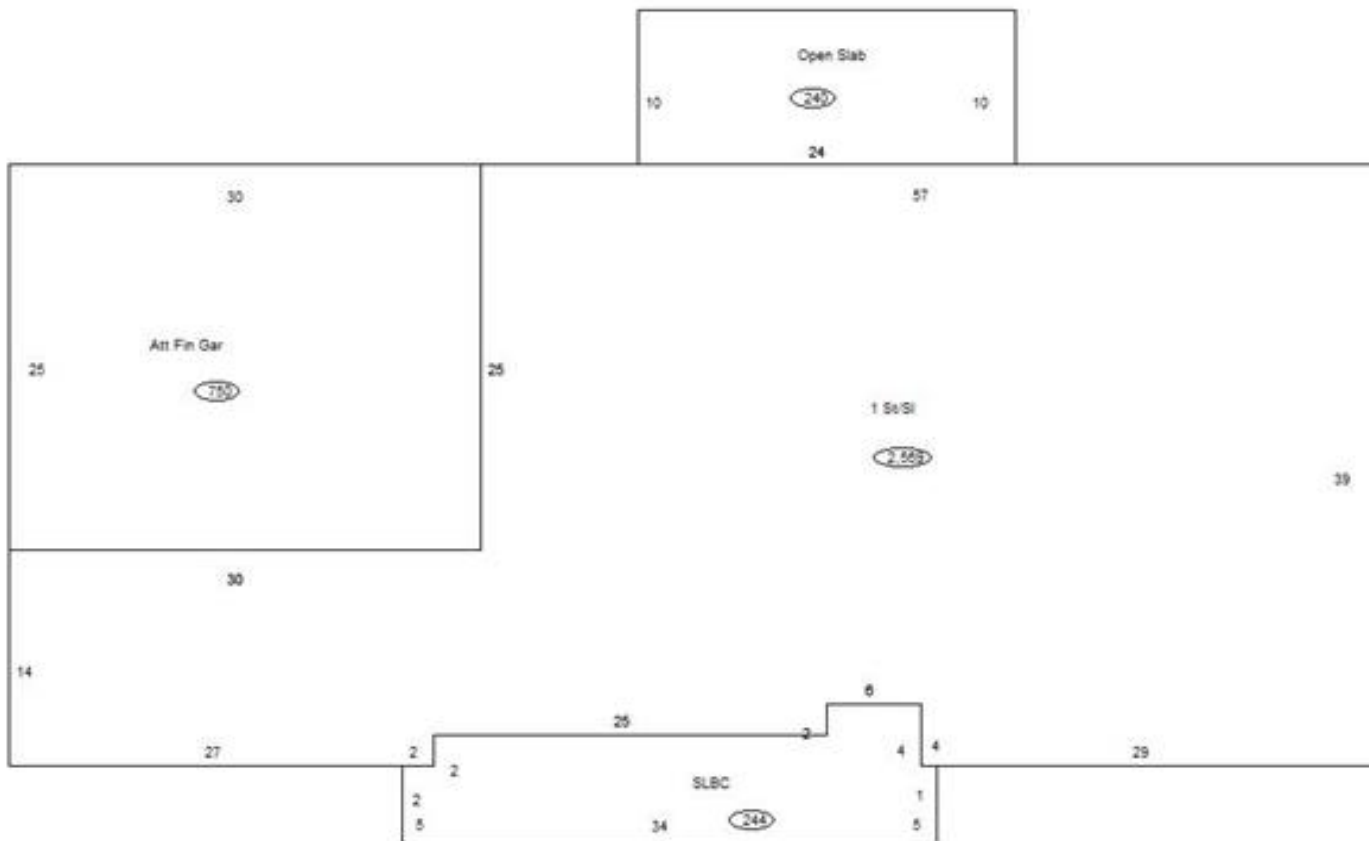
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Sketch Image

660017451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,569	1.000	2,569
2	G	5		10	Att Fin Gar	750	1.000	750
3	M	PRCH		10	SLBC	244	1.000	244
4	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						2,569		2,569



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x26x10	Concrete	Formed Metal	780	
	Qual	2	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD	
	Base Cost (32.21 x 780)		25,124		25,124	3,266	21,858
	SHDS	Shed - Small	32x12x10	Plank	Composition Shingle	384	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (17.00 x 384)		6,528		6,528	3,003	3,525
	BNV	Shed - Small - NCV	0x0x0				
	Qual	0	Cond	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (0.00 x)						
	BNV	Building 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)						