



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:15:09
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Assessment Data					Primary Image																																																																																																																				
Account 660017453 Parcel ID 000000-00-0-00684-002-0007 Cadastral ID 19-20-16-01670 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 263296 RUST, JO HELEN 10202 E HILLTOP RD CATOOSA OK 74015-0000 Parcel Location Situs 10202 E HILLTOP RD Subdivision RIVER PORT RANCH II Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660017453_002.JPG 11/5/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.06 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,174.00 x 1.31 = 60,374 Factor Value Adjustments 1.0000 Lot Value 60,374		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,113 / 1,113
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,113
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 116,071 104.29 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.16	Total Misc Impr	+ 9,731				
Roofing Adj	+ 4.88	Garage Cost	+ 0				
Subfloor Adj	+ -1.27	Total RCN	= 157,638				
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 53,597				
Plumbing Adj	+ 12.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 104,041				
Adj Base Cost	= 132.89	Lot Value	+ 60,374				
Total Area	x 1,113	Indicated Value	= 164,415				
Adjusted Cost	= 147,907	Value Per SqFt	147.72				

Value Reconciliation
Selected Approach Cost Approach Improvements 104,041 Lot Value 60,374 Indicated Value 164,415 147.72 Per SqFt Agland Value Site Improvements 7,698 Total Value 172,113 154.64 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42249	15x10		150	23.76		3,564
PRCH	SLAB PORCH - COVERED	42250	148		148	23.77		3,518
PATO	SLAB PORCH - OPEN	42251	10x10		100	10.86		1,086
PATO	Slab Porch - Open	152375	15x10		150	10.42		1,563



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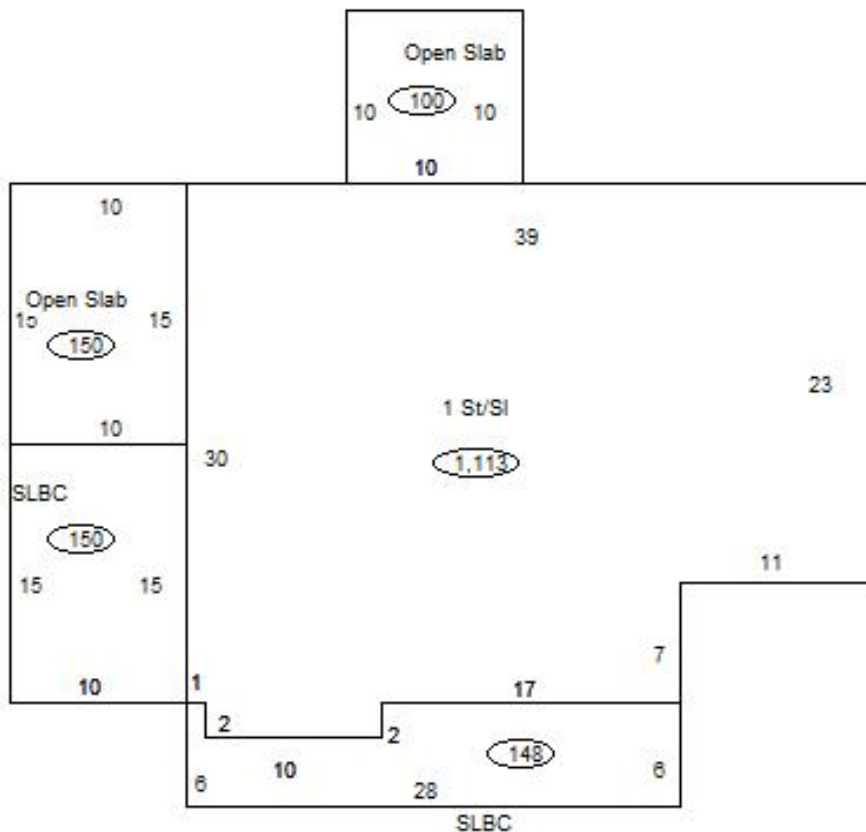
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Sketch Image

660017453



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,113	1.000	1,113
2	M	PRCH		13	SLBC	150	1.000	150
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PATO		13	Open Slab	100	1.000	100
5	M	PATO		13	Open Slab	150	1.000	150
Total Building Area						1,113		1,113



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NO VALUE	18x20x10	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (5.90 x 360)		2,124		2,124	2,124
	SHDS	Shed - Small	8x14x8	Plank	Formed Metal	112
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (22.20 x 112)		2,486		2,486	1,144
						1,342
	GRDT	Garage - Detached	30x24x8	Concrete	Composition Shingle	720
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (17.31 x 720)		12,463		12,463	6,107
						6,356