



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	660018075													
Parcel ID	20N15E-20-4-00000-000-0000													
Cadastral ID	20-20-15-01900													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	337456													
BELT, LEE S														
2845 N OLD HWY 66 CATOOSA OK 74015-0000														
Parcel Location														
Situs	02845 N HWY 66													
Subdivision														
Lot/Block	/	Parcel Size	1.96 - Acres											
Sec/Twn/Rng	20 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19384947 -95.73079464														
TR IN S2 SE, BEG: NE/C SE SE; W 292.4' TO NW ROW/L HY 66; SWLY ALG ROW 941.46' TO POB; SWLY 253.6'; NW AT RT ANG 295. 18' TO SELY ROW/L NLY TO A PT 390.18' W OF POB; E TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	BELT, LESTER L JR &	02/18/2022	0	4										
2533/284	BELT, VIRGIL M	01/28/2016	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	46,576	29,663	11%	3,263	Assessed	22,067 2,353.67						
Year Frozen	0	Improvements	246,938	170,944		18,804	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	293,514	200,607		22,067	Total Taxable	21,067 2,247.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018075	BELT, LEE S	1	261,676	1000	20,424	2,178.00							
2024	2024-660018075	BELT, LEE S	1	290,013	1000	19,800	2,089.00							
2023	2023-660018075	BELT, LEE S	1	251,516	1000	19,194	1,970.00							
2022	2022-660018075	BELT, LEE S	1	237,414	1000	18,606	1,868.00							
2021	2021-660018075	BELT, LESTER L JR &	1	236,437	1000	18,035	1,587.00							
2020	2020-660018075	BELT, LESTER L JR &	1	232,660	1000	17,481	1,548.00							
2019	2019-660018075	BELT, LESTER L JR &	1	221,453	1000	16,942	1,521.00							
2018	2018-660018075	BELT, LESTER L JR &	1	222,544	1000	16,420	1,466.00							
2017	2017-660018075	BELT, LESTER L JR &	1	220,570	1000	15,913	1,437.00							
2016	2016-660018075	BELT, LESTER L JR &	1	214,893	1000	15,420	1,371.00							
2015	2015-660018075	BELT, VIRGIL M	1	208,596	1000	14,942	1,336.00							
2014	2014-660018075	BELT, VIRGIL M	1	210,324	1000	14,477	1,310.00							
2013	2013-660018075	BELT, VIRGIL M	1	201,549	1000	14,027	1,256.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1.96 Non-Ag Acres 2.377 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 103,541.00 x .45 = 46,576 Factor Value Adjustments 1.0000 Lot Value 46,576		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,518 / 2,518
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,518
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	300,210	119.23	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.60	Total Misc Impr	+	46,842			
Roofing Adj	+ 5.15	Garage Cost	+	25,089			
Subfloor Adj	+ -3.37	Total RCN	=	410,199			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	176,386			
Plumbing Adj	+ 9.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	233,813			
Adj Base Cost	= 134.34	Lot Value	+	46,576			
Total Area	x 2,518	Indicated Value	=	280,389			
Adjusted Cost	= 338,268	Value Per SqFt		111.35			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,813		
Lot Value	46,576		
Indicated Value	280,389	111.35	Per SqFt
Agland Value			
Site Improvements	13,125		
Total Value	293,514	116.57	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	43493	30x7		210	28.77		6,042
EPSW	ENCLOSED PORCH - SOLID WALL	43494	26x18		468	73.44		34,370



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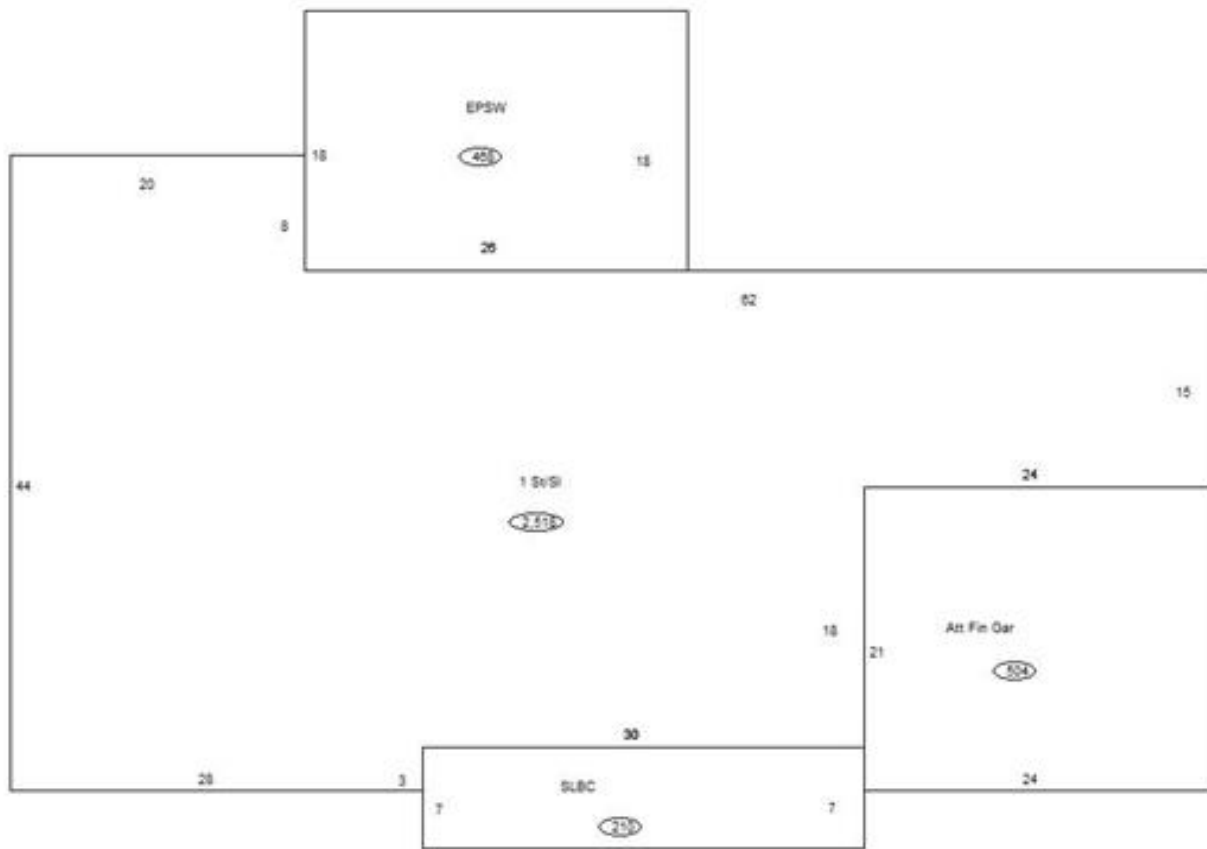
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Sketch Image

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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	2,518	1.000	2,518
2	G	5		10	Att Fin Gar	504	1.000	504
3	M	PRCH		10	SLBC	210	1.000	210
4	M	EPSW		10	EPSW	468	1.000	468
Total Building Area						2,518		2,518



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Base		520
	Qual	3	Cond 3	Year	2013	Eff Age 10
		Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
		Base Cost (51.51 x 520)	26,785	26,785	13,660	13,125