



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	660018095													
Parcel ID	000000-00-0-20010-009-0003													
Cadastral ID	20-20-15-02510													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	348467													
J&MM INVESTMENTS LLC														
2430 S NARCISSUS CT BROKEN ARROW OK 74012-0000														
Parcel Location														
Situs	00314 N CHEROKEE ST													
Subdivision	CATOOSA O T													
Lot/Block	0003 / 0009	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 20 / 15 / 5													
Neighborhood	1184 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19303396 -95.74350571														
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>R26 172747</td> <td>NEW RMA</td> <td>02/2026</td> <td></td> <td>73,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 172747	NEW RMA	02/2026		73,000
Number	Description	Opened	Closed	Amount										
R26 172747	NEW RMA	02/2026		73,000										
LOT 3 BLOCK 9 CATOOSA O T														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	DAVIS, LESA E	10/07/2025	30,000	19					
					1931/791	DAVIS, BETTE H	02/11/2008	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2026	Land Value	33,001	33,001	11%	3,630	Assessed	7,865	838.88					
Year Frozen	0	Improvements	38,498	38,498		4,235	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	71,499	71,499		7,865	Total Taxable	7,865	839.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018095	DAVIS, LESA E	1	91,493	0	6,098	650.00							
2024	2024-660018095	DAVIS, LESA E	1	87,755	0	5,808	613.00							
2023	2023-660018095	DAVIS, LESA E	1	50,285	0	5,531	568.00							
2022	2022-660018095	DAVIS, LESA E	1	51,731	0	5,690	571.00							
2021	2021-660018095	DAVIS, LESA E	1	61,195	0	6,731	592.00							
2020	2020-660018095	DAVIS, LESA E	1	62,437	0	6,865	608.00							
2019	2019-660018095	DAVIS, LESA E	1	59,440	0	6,538	587.00							
2018	2018-660018095	DAVIS, LESA E	1	65,466	0	6,888	615.00							
2017	2017-660018095	DAVIS, LESA E	1	64,967	0	6,560	592.00							
2016	2016-660018095	DAVIS, LESA E	1	63,251	0	6,248	556.00							
2015	2015-660018095	DAVIS, LESA E	1	66,083	0	5,951	532.00							
2014	2014-660018095	DAVIS, LESA E	1	68,679	0	5,667	513.00							
2013	2013-660018095	DAVIS, LESA E	1	65,757	0	5,398	483.00							



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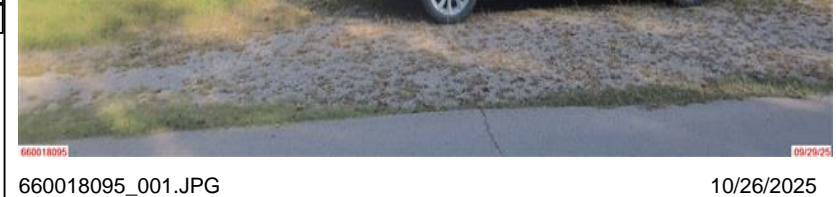
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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3306	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,402.00 x 3.00 = 43,206	
Factor Value		
Adjustments	0.7638	
Lot Value	33,001	

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,644 / 1,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 79



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	73,818	44.90	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,643		
Lot Value	33,001		
Indicated Value	67,644	41.15	Per SqFt
Agland Value			
Site Improvements	3,855		
Total Value	71,499	43.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	78.50	Total Misc Impr	+	4,917			
Roofing Adj	+ 3.65	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	173,213			
Heat/Cool Adj	+ 9.89	Depreciation (80%)	-	138,570			
Plumbing Adj	+ 8.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	34,643			
Adj Base Cost	= 102.37	Lot Value	+	33,001			
Total Area	x 1,644	Indicated Value	=	67,644			
Adjusted Cost	= 168,296	Value Per SqFt		41.15			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,394.05		4,394
PATO	SLAB PORCH - OPEN	43539	9x6		54	9.69		523



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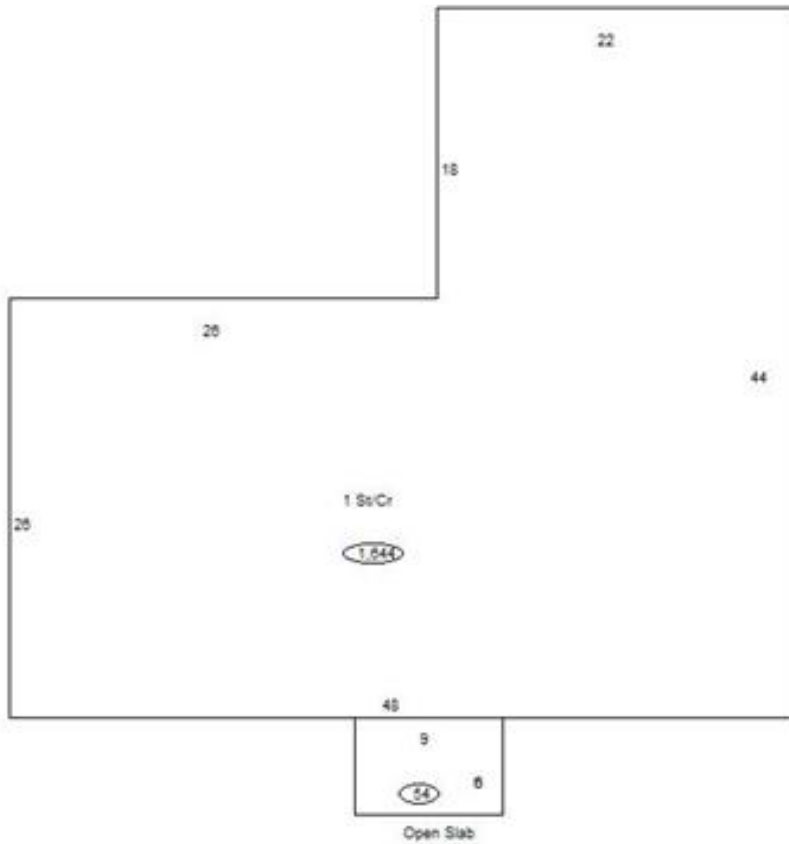
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,644	1.000	1,644
2	M	PATO		10	Open Slab	54	1.000	54
Total Building Area						1,644		1,644



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	14x24x8	Dirt	Composition Shingle	336	
	Qual	2	Cond 3	Year 1992	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
	Base Cost (24.94 x 336)		8,380		8,380	4,525	3,855
	SHDS	Shed - Small NCV	12x12x8	Plank	Composition Shingle	144	
	Qual	2	Cond 1	Year 1992	Eff Age 48		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (19.93 x 144)		2,870		2,870	2,870	
	LOAF	Loafing Shed NCV	10x8x6	Plank	Galvanized Metal	80	
	Qual	2	Cond 1	Year 1992	Eff Age 48		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (10.43 x 80)		834		834	834	