



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																											
<b>Account</b> 660018098 <b>Parcel ID</b> 000000-00-0-20010-009-0009 <b>Cadastral ID</b> 20-20-15-02540 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 178414 MCKINNEY, LARRY S & VIVIAN E  204 W MUSKOGEE ST CATOOSA OK 74015-2565  <b>Parcel Location</b> <b>Situs</b> 00302 N CHEROKEE ST <b>Subdivision</b> CATOOSA O T <b>Lot/Block</b> 0009 / 0009 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 5 <b>Neighborhood</b> 1184 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																																
<b>Legal Description</b> Lat/Long: 36.19207971 -95.74378630 LOTS 7-8- & 9 BLOCK 9 CATOOSA O T																																																																
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																									
2025	2025-660018098	MCKINNEY, LARRY S & VIVIAN E	1	201,965	0	11,601	1,237.00																																																									
2024	2024-660018098	MCKINNEY, LARRY S & VIVIAN E	1	230,725	0	11,049	1,166.00																																																									
2023	2023-660018098	MCKINNEY, LARRY S & VIVIAN E	1	95,660	0	10,523	1,080.00																																																									
2022	2022-660018098	MCKINNEY, LARRY S & VIVIAN E	1	97,338	0	10,707	1,075.00																																																									
2021	2021-660018098	MCKINNEY, LARRY S & VIVIAN E	1	103,176	0	11,349	998.00																																																									
2020	2020-660018098	MCKINNEY, LARRY S & VIVIAN E	1	105,813	0	11,639	1,031.00																																																									
2019	2019-660018098	MCKINNEY, LARRY S & VIVIAN E	1	101,006	0	11,111	998.00																																																									
2018	2018-660018098	MCKINNEY, LARRY S & VIVIAN E	1	109,727	0	11,719	1,046.00																																																									
2017	2017-660018098	MCKINNEY, LARRY S & VIVIAN E	1	108,838	0	11,162	1,008.00																																																									
2016	2016-660018098	MCKINNEY, LARRY S & VIVIAN E	1	106,286	0	10,630	945.00																																																									
2015	2015-660018098	MCKINNEY, LARRY S & VIVIAN E	1	103,265	0	10,124	905.00																																																									
2014	2014-660018098	MCKINNEY, LARRY S & VIVIAN E	1	106,514	0	9,641	872.00																																																									
2013	2013-660018098	MCKINNEY, LARRY S & VIVIAN E	1	102,198	0	9,182	822.00																																																									



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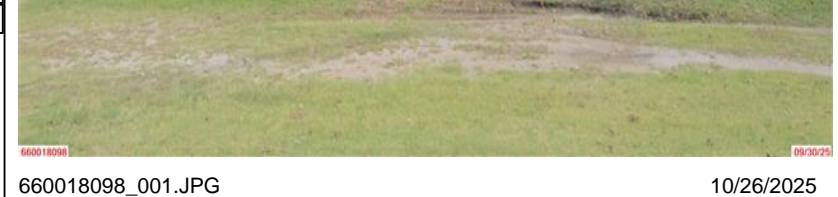
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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0572	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,052.00 x 1.96 = 90,046	
Factor Value		
Adjustments	1.0000	
Lot Value	90,046	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,455 / 1,455
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	160,783	110.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	113,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.09	Total Misc Impr	+	13,690			
Roofing Adj	+ 4.38	Garage Cost	+	17,307			
Subfloor Adj	+ 1.18	Total RCN	=	219,841			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	103,325			
Plumbing Adj	+ 9.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,516			
Adj Base Cost	= 129.79	Lot Value	+	90,046			
Total Area	x 1,455	Indicated Value	=	206,562			
Adjusted Cost	= 188,844	Value Per SqFt		141.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,516		
Lot Value	90,046		
Indicated Value	206,562	141.97	Per SqFt
Agland Value			
Site Improvements	4,377		
Total Value	210,939	144.98	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	43545	28x5		140	23.80		3,332
PRCH	SLAB PORCH - COVERED	43546	28x8		224	23.49		5,262



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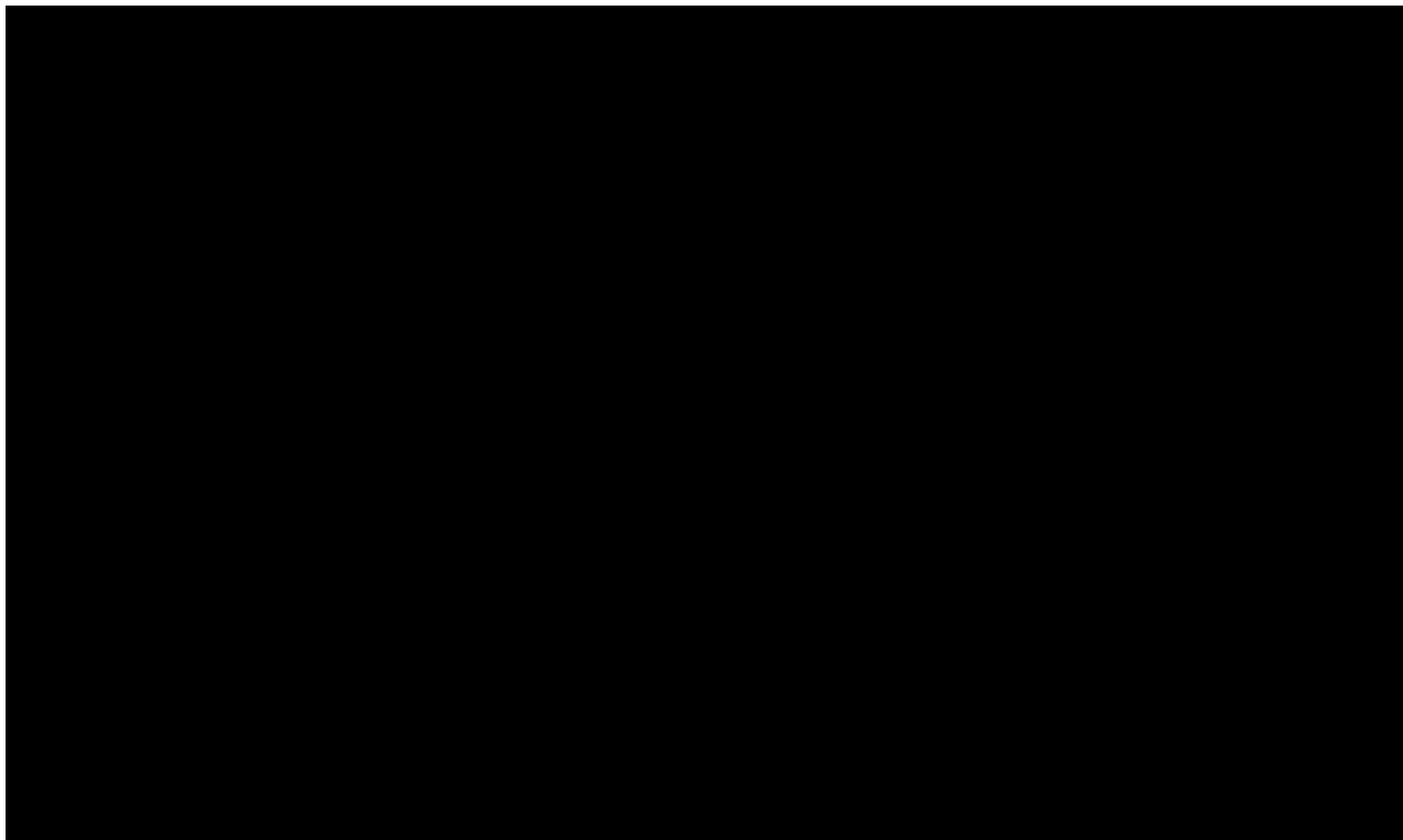
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Sketch Image

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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	1,455	1.000	1,455
2	G	5		10	Att Fin Gar	504	1.000	504
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	224	1.000	224
<b>Total Building Area</b>						<b>1,455</b>		<b>1,455</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x20x8	Concrete	Composition Shingle	400
	Qual 2	Cond 2	Year 1975	Eff Age 51		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (39.08 x 400)		15,632	15,632	11,255		4,377