



# 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	660018689				<p>660018689 10/27/25</p> <p>660018689_004.JPG 10/29/2025</p>									
Parcel ID	20N15E-21-2-00000-000-0000													
Cadastral ID	21-20-15-00700													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	338559													
SEMENTI FAMILY LIVING TRUST														
3141 N 225TH E AVE CATOOSA OK 74015-0000														
Parcel Location														
Situs	03141 N 225TH E AVE													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	21 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19966817 -95.72536464														
SW SW NW														
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										
/	SEMENTI, TONY G & DEBORAH L	06/02/2022	0	4										
1212/459	BAKER, ALAN WAYNE	01/28/2000	182,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2001	Land Value	126,443	76,770	11%	8,445	Assessed	23,521 2,508.75						
Year Frozen	0	Improvements	230,907	137,056		15,076	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	357,350	213,826		23,521	Total Taxable	22,521 2,402.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018689	SEMENTI FAMILY LIVING TRUST	1	305,442	1000	21,836	2,329.00							
2024	2024-660018689	SEMENTI FAMILY LIVING TRUST	1	310,648	1000	21,171	2,233.00							
2023	2023-660018689	SEMENTI FAMILY LIVING TRUST	1	232,279	1000	20,525	2,106.00							
2022	2022-660018689	SEMENTI FAMILY LIVING TRUST	1	221,249	1000	19,898	1,997.00							
2021	2021-660018689	SEMENTI, TONY G & DEBORAH L	1	211,427	1000	19,290	1,697.00							
2020	2020-660018689	SEMENTI, TONY G & DEBORAH L	1	209,220	1000	18,699	1,656.00							
2019	2019-660018689	SEMENTI, TONY G & DEBORAH L	1	198,973	1000	18,125	1,628.00							
2018	2018-660018689	SEMENTI, TONY G & DEBORAH L	1	202,727	1000	17,568	1,568.00							
2017	2017-660018689	SEMENTI, TONY G & DEBORAH L	1	201,333	1000	17,027	1,538.00							
2016	2016-660018689	SEMENTI, TONY G & DEBORAH L	1	197,932	1000	16,503	1,468.00							
2015	2015-660018689	SEMENTI, TONY G & DEBORAH L	1	197,388	1000	15,992	1,429.00							
2014	2014-660018689	SEMENTI, TONY G & DEBORAH L	1	198,957	1000	15,498	1,402.00							
2013	2013-660018689	SEMENTI, TONY G & DEBORAH L	1	186,560	1000	15,017	1,344.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.7109	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	423,007.00 x .30 = 126,443	
Factor Value		
Adjustments	1.0000	
Lot Value	126,443	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,996 / 2,152
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,996
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	275,117 127.84 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	80.93	Total Misc Impr	+ 22,362				
Roofing Adj	+ 4.42	Garage Cost	+ 0				
Subfloor Adj	+ -1.01	Total RCN	= 242,619				
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	- 126,162				
Plumbing Adj	+ 6.54	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 116,457				
Adj Base Cost	= 102.35	Lot Value	+ 126,443				
Total Area	x 2,152	Indicated Value	= 242,900				
Adjusted Cost	= 220,257	Value Per SqFt	112.87				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	116,457
Lot Value	126,443
Indicated Value	242,900 112.87 Per SqFt
Agland Value	
Site Improvements	114,450
Total Value	357,350 166.05 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	45407	32x8		256	23.39		5,988
PATC	Patio - Covered	45408	792		792	14.24		11,278



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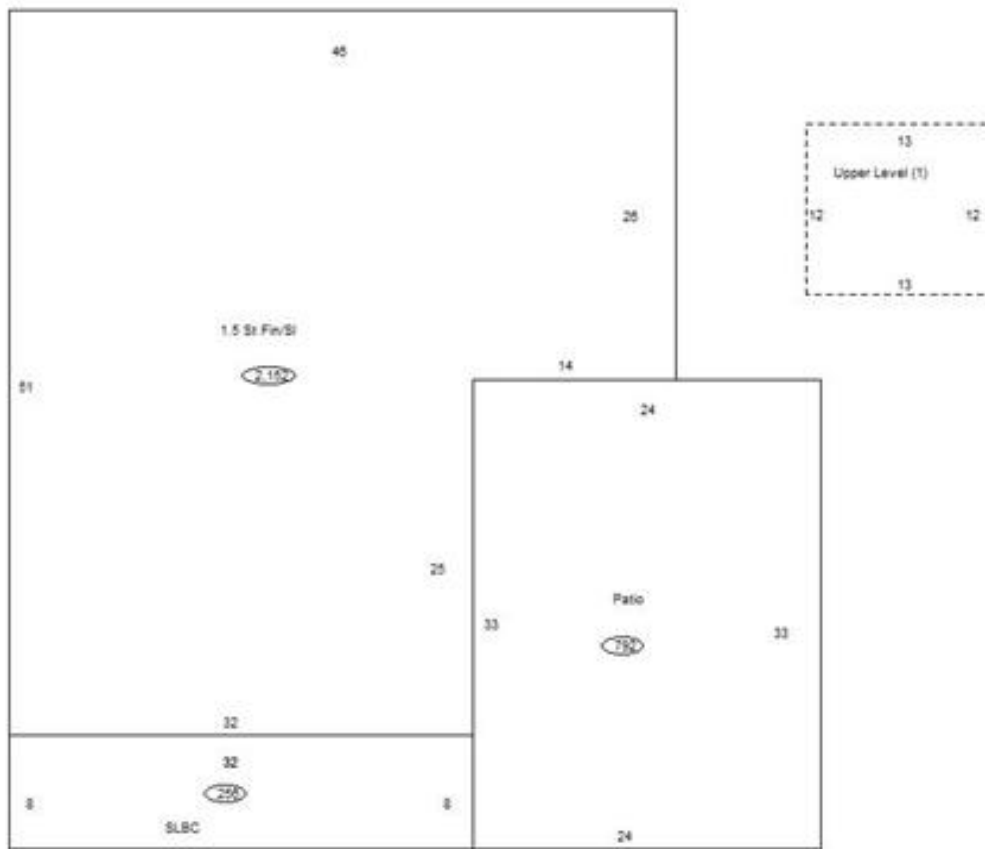
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,996	1.078	2,152
2	M	PRCH		10	SLBC	256	1.000	256
3	M	PATC		10	Patio	792	1.000	792
4	U	^UL		10	Upper Level (1)	156	1.000	156
<b>Total Building Area</b>						1,996		2,152



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	28x22x8	Concrete	Formed Metal	616	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.09 x 616)	5,599		5,599	1,400	4,199
	PCPT	Carport - Portable - NCV	18x20x8	Dirt	Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ 100% Func)</b>	<b>RCNLD</b>	
		Base Cost (4.67 x 360)	1,681		1,681	1,681	
	UTIL	Utility Building	47x30x10	Concrete	Formed Metal	1,410	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (28.46 x 1,410)	40,129		40,129	10,032	30,097
	BNGP	Barn - General Purpose	50x54x12	Plank	Formed Metal	2,700	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.04 x 2,700)	59,508		59,508	14,877	44,631
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (27.23 x 1,500)	40,845		40,845	10,211	30,634
	LNT0	Lean To - Attached	0x0x8	Concrete	Formed Metal	846	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (12.04 x 846)	10,186		10,186	5,297	4,889