




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	660018696				 <p>660018696 10/27/25</p> <p>660018696_001.JPG 10/29/2025</p>									
Parcel ID	20N15E-21-2-00000-000-0000													
Cadastral ID	21-20-15-01400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	282927													
ROBERTS, BRUCE A & SHELLEY M														
3495 N 225TH E AVE CATOOSA OK 74015-0000														
Parcel Location														
Situs	03495 N 225TH E AVE													
Subdivision														
Lot/Block	/	Parcel Size	1.06 - Acres											
Sec/Twn/Rng	21 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.20259008 -95.72591579														
S 165.7', W 330.5' S2 SW NW NW & LESS N 25' FOR ROAD														
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										
1492/351	TUCKER, C O &	05/29/2003	127,000	YES										
905/251	TUCKER, C O &	06/15/1992	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2004	Land Value	29,296	29,296	11%	3,223	Assessed	20,368 1,891.37						
Year Frozen	0	Improvements	164,457	155,869		17,145	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	193,753	185,165		20,368	Total Taxable	19,368 1,799.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018696	ROBERTS, BRUCE A & SHELLEY M	20	184,067	1000	18,775	1,743.00							
2024	2024-660018696	ROBERTS, BRUCE A & SHELLEY M	20	192,490	1000	18,199	1,646.00							
2023	2023-660018696	ROBERTS, BRUCE A & SHELLEY M	20	169,453	1000	17,640	1,531.00							
2022	2022-660018696	ROBERTS, BRUCE A & SHELLEY M	20	165,964	1000	17,256	1,502.00							
2021	2021-660018696	ROBERTS, BRUCE A & SHELLEY M	20	161,451	1000	16,760	1,475.00							
2020	2020-660018696	ROBERTS, BRUCE A & SHELLEY M	20	162,157	1000	16,463	1,457.00							
2019	2019-660018696	ROBERTS, BRUCE A & SHELLEY M	20	154,138	1000	15,955	1,429.00							
2018	2018-660018696	ROBERTS, BRUCE A & SHELLEY M	20	153,419	1000	15,876	1,413.00							
2017	2017-660018696	ROBERTS, BRUCE A & SHELLEY M	20	149,954	1000	15,495	1,399.00							
2016	2016-660018696	ROBERTS, BRUCE A & SHELLEY M	20	145,993	1000	15,059	1,339.00							
2015	2015-660018696	ROBERTS, BRUCE A & SHELLEY M	20	142,687	1000	14,695	1,313.00							
2014	2014-660018696	ROBERTS, BRUCE A & SHELLEY M	20	146,656	1000	14,238	1,288.00							
2013	2013-660018696	ROBERTS, BRUCE A & SHELLEY M	20	138,294	1000	13,794	1,235.00							




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1358 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 49,477.00 x .59 = 29,296 Factor Value Adjustments 1.0000 Lot Value 29,296		 <p>660018696 10/27/25</p> <p>660018696_001.JPG 10/29/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,696 / 1,696
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,696
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach				Manual : 01/2025			
Base Cost	104.42	Total Misc Impr	+ 16,897	Roofing Adj	+ 4.86	Garage Cost	+ 19,457
Subfloor Adj	+ -2.31	Total RCN	= 254,731	Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 94,250
Plumbing Adj	+ 9.15	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 160,481
Adj Base Cost	= 128.76	Lot Value	+ 29,296	Total Area	x 1,696	Indicated Value	= 189,777
		Value Per SqFt	111.90	Adjusted Cost	= 218,377		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	204,708	120.70	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,481		
Lot Value	29,296		
Indicated Value	189,777	111.90	Per SqFt
Agland Value			
Site Improvements	3,976		
Total Value	193,753	114.24	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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	45420	20x6		120	26.55	3,186
PRCH	SLAB PORCH - COVERED	45421	26x12		312	25.95	8,096



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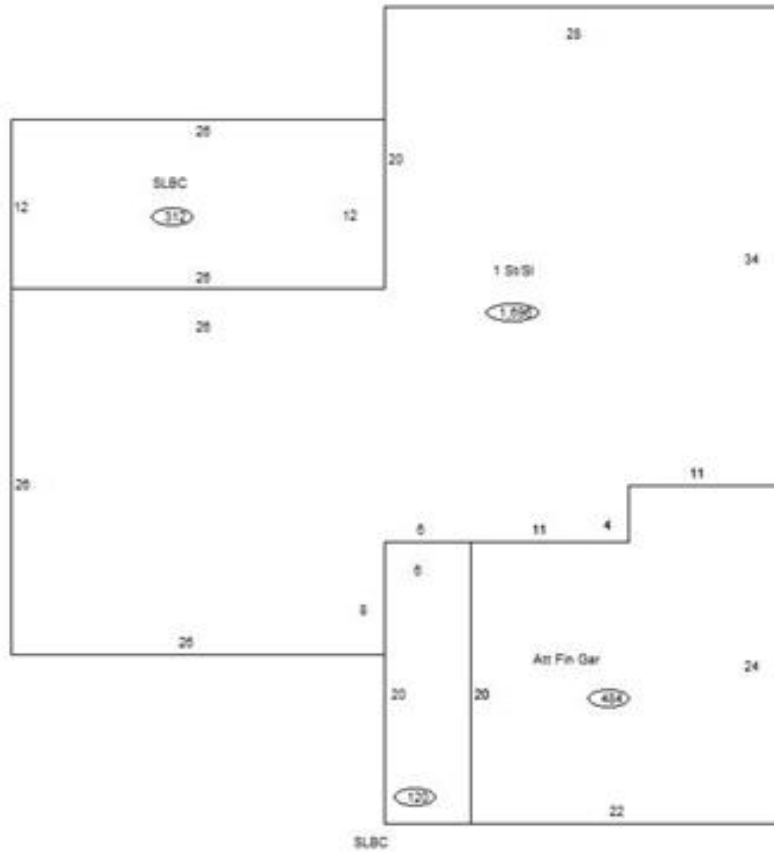
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Sketch Image

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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	1,696	1.000	1,696
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	312	1.000	312
Total Building Area						1,696		1,696



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean To - Attached	14x10x8	Dirt	Formed Metal	140	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 140)		1,322		1,322	331	991
	LNT0	Lean To - Attached	12x10x8	Dirt	Formed Metal	120	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 120)		1,133		1,133	283	850
	SHDS	Shed - Small	16x14x8	Plank	Composition Shingle	224	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (17.65 x 224)		3,954		3,954	1,819	2,135