



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 660020890 Parcel ID 20N15E-25-3-00000-000-0000 Cadastral ID 25-20-15-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 161074 HEGINBOTHAM, JAMES C & RUBY M TRUSTEES 29855 S 4120 RD CATOOSA OK 74015-0000 Parcel Location Situs 29855 S 4120 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 25 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660020890 10/27/25</p> <p>660020890_002.JPG 10/29/2025</p>														
Legal Description Lat/Long: 36.17959822 -95.67043636																			
N2 SW SW					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax											
Remove Cap	0	Land Value 4,088	4,088	11%	450	Assessed	54,929	5,485.21											
Year Frozen	0	Improvements 532,621	495,262		54,479	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00											
TIF Project ID	0	Total Value 536,709	499,350		54,929	Total Taxable	53,929	5,392.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	498,816	1000	52,329	5,232.00												
2024	2024-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	488,465	1000	50,776	4,955.00												
2023	2023-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	456,977	1000	49,268	4,629.00												
2022	2022-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	459,130	1000	48,829	4,600.00												
2021	2021-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	440,568	1000	47,377	4,507.00												
2020	2020-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	435,595	1000	45,968	4,396.00												
2019	2019-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	414,546	1000	44,600	4,314.00												
2018	2018-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	432,672	1000	46,594	4,480.00												
2017	2017-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	427,088	1000	45,785	4,461.00												
2016	2016-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	415,287	1000	44,423	4,269.00												
2015	2015-660020890	HEGINBOTHAM, JAMES C & RUBY M	22	400,902	1000	43,100	4,161.00												
2014	2014-660020890	HEGINBOTHAM, JAMES C & RUBY M	20	407,978	1000	42,962	3,886.00												
2013	2013-660020890	HEGINBOTHAM, JAMES C & RUBY M	20	390,214	1000	41,681	3,731.00												



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
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 / 1.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1957 / 52

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	111.30	Total Misc Impr	+ 10,673	Roofing Adj	+ 4.86	Garage Cost	+ 20,094
Subfloor Adj	+ -2.31	Total RCN	= 260,812	Heat/Cool Adj	+ 12.64	Depreciation (57%)	- 148,663
Plumbing Adj	+ 9.15	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 112,149
Adj Base Cost	= 135.64	Lot Value	+ 112,149	Total Area	x 1,696	Indicated Value	= 112,149
		Value Per SqFt	66.13	Adjusted Cost	= 230,045		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,149		
Lot Value			
Indicated Value	112,149	66.13	Per SqFt
Agland Value	4,088		
Site Improvements			
Total Value	116,237	68.54	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	51048	18x4		72	26.70	1,922
PATO	SLAB PORCH - OPEN	51049	30x12		360	8.71	3,136



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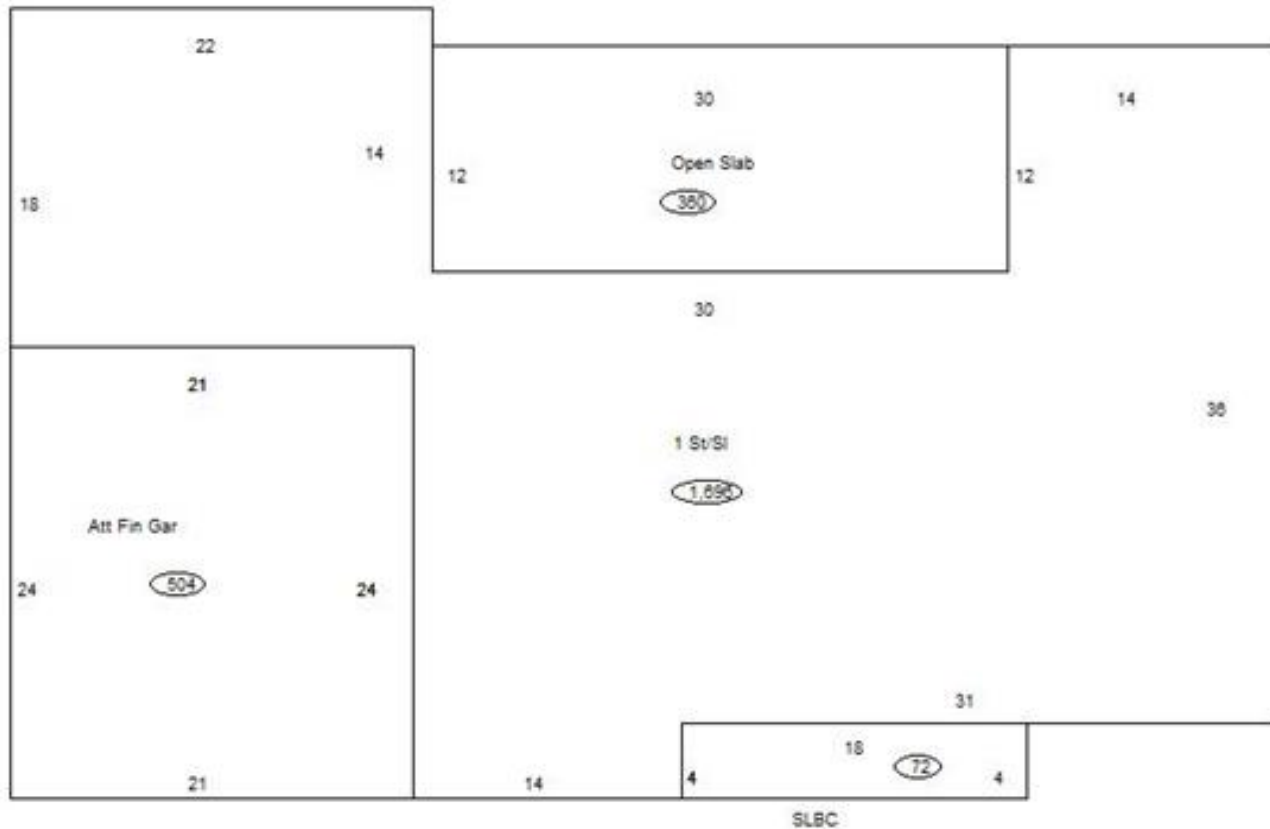
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Sketch Image

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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	504	1.000	504
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PATO		10	Open Slab	360	1.000	360
Total Building Area						1,696		1,696



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

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	3,334 / 3,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,334
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	943 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2000 / 20



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	103.68	Total Misc Impr	+ 19,686	Roofing Adj	+ 4.96	Garage Cost	+ 43,982
Subfloor Adj	+ -3.17	Total RCN	= 481,285	Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 110,696
Plumbing Adj	+ 5.32	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 370,589
Adj Base Cost	= 125.26	Lot Value	+ 370,589	Total Area	x 3,334	Indicated Value	= 370,589
		Value Per SqFt	111.15	Adjusted Cost	= 417,617		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	370,589		
Lot Value			
Indicated Value	370,589	111.15	Per SqFt
Agland Value			
Site Improvements	49,883		
Total Value	420,472	126.12	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	51052		81	81	29.27		2,371
PRCH	SLAB PORCH - COVERED	51053		386	386	28.20		10,885



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (19.81 x 144)	2,853		2,853	1,312	1,541
	GRDT	Garage - Detached	30x10x8	Plank	Formed Metal	300	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (21.60 x 300)	6,480		6,480	1,620	4,860
	CPDT	Carport - Detached	12x16x8	Concrete	Formed Metal	192	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
		Base Cost (8.70 x 192)	1,670		1,670	868	802
	BNGP	Barn - General Purpose	54x55x12	Concrete	Formed Metal	2,970	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
		Base Cost (22.53 x 2,970)	66,914		66,914	32,788	34,126
	DTGF	DETACHED GARAGE FAIR	0x0x0			972	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 972)	15,552		15,552	6,998	8,554
	BARN	BARN	0x0x0				
	Qual	3	Cond 3	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ 0% Func)	RCNLD	
		Base Cost (10.48 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	7.000	168	168	1,176	1,176
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	13.000	224	224	2,912	2,912
IMP PST Totals						20.000			4,088	4,088
Total Agland						20.000			4,088	4,088