



# 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	660021698													
Parcel ID	20N15E-26-4-00000-000-0000													
Cadastral ID	26-20-15-00900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	22 - CATOOSA / FAIR OAKS FD													
Name ID	285396													
HART, VIOLETTA														
C/O HUGH MCCLURE														
PO BOX 1739														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	29622 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	26 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lat/Long: 36.18186090 -95.67320362														
NE SE NE SE														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1586/365	MCCLURE, SUE HART	05/06/2004	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax						
Remove Cap	0	Land Value	47,354	29,542	11%	3,250	Assessed	7,121						
Year Frozen	2005	Improvements	102,461	35,196		3,871	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	149,815	64,738		7,121	Total Taxable	7,121						
711.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021698	HART, VIOLETTA	22	108,625	0	6,783	677.00							
2024	2024-660021698	HART, VIOLETTA	22	110,935	1000	5,458	539.00							
2023	2023-660021698	HART, VIOLETTA	22	103,370	1000	5,460	519.00							
2022	2022-660021698	HART, VIOLETTA	22	92,395	1000	5,459	520.00							
2021	2021-660021698	HART, VIOLETTA	22	88,278	1000	5,459	525.00							
2020	2020-660021698	HART, VIOLETTA	22	87,362	1000	5,459	528.00							
2019	2019-660021698	HART, VIOLETTA	22	83,834	1000	5,459	534.00							
2018	2018-660021698	HART, VIOLETTA	22	85,151	1000	5,459	531.00							
2017	2017-660021698	HART, VIOLETTA	22	84,407	1000	5,459	538.00							
2016	2016-660021698	HART, VIOLETTA	22	83,023	1000	5,460	531.00							
2015	2015-660021698	HART, VIOLETTA	22	81,956	1000	5,459	533.00							
2014	2014-660021698	HART, VIOLETTA	20	82,498	1000	5,459	494.00							
2013	2013-660021698	HART, VIOLETTA	20	84,936	1000	5,460	489.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4484 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 106,652.00 x .44 = 47,354 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 47,354		<p>02/09/2022 14:38</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0209\IMG_0107. 2/10/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,480 / 1,480
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	720 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1956 / 53



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	178,634	120.70	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.02	<b>Total Misc Impr</b>	+ 11,906				
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 23,155				
<b>Subfloor Adj</b>	+ 1.17	<b>Total RCN</b>	= 208,029				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 59%)</b>	- 122,737				
<b>Plumbing Adj</b>	+ 3.78	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 85,292				
<b>Adj Base Cost</b>	= 116.87	<b>Lot Value</b>	+ 47,354				
<b>Total Area</b>	x 1,480	<b>Indicated Value</b>	= 132,646				
<b>Adjusted Cost</b>	= 172,968	<b>Value Per SqFt</b>	89.63				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	85,292		
<b>Lot Value</b>	47,354		
<b>Indicated Value</b>	132,646	89.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	17,169		
<b>Total Value</b>	149,815	101.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	52342	10x6		60	24.08		1,445
PRCH	Slab Porch - Covered	52343	38x12		456	22.94		10,461



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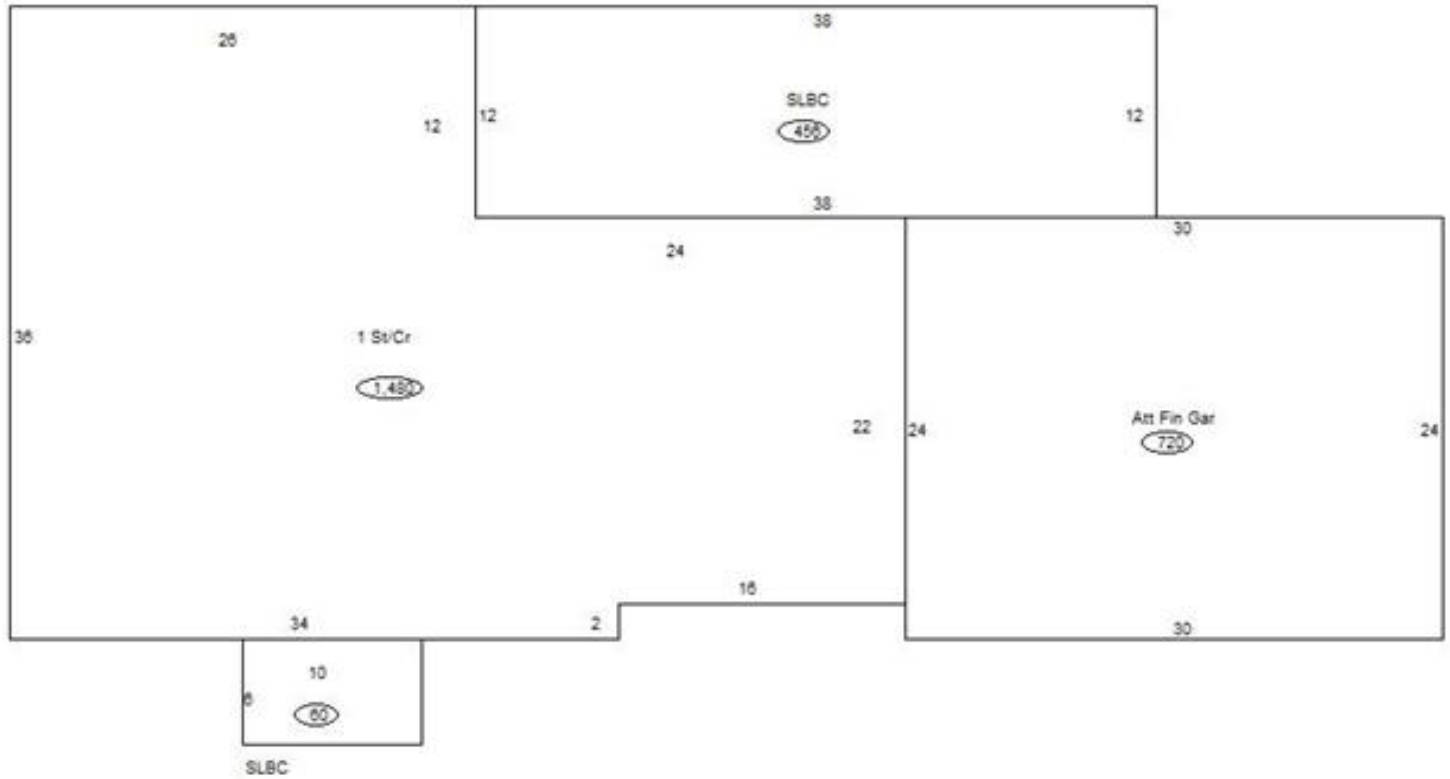
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### Sketch Image

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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	1,480	1.000	1,480
2	M	PRCH		10	SLBC	60	1.000	60
3	M	PRCH		10	SLBC	456	1.000	456
4	G	5		10	Att Fin Gar	720	1.000	720
<b>Total Building Area</b>						1,480		1,480



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Base	Formed Metal	360
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.38 x 360)	1,577		1,577	520	1,057

	BNGP	Barn - General Purpose	45x50x12	Dirt	Galvanized Metal	2,250
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 1985	<b>Eff Age</b> 31		

Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
Base Cost (17.05 x 2,250)	38,363		38,363	22,251	16,112