



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 660021722 Parcel ID 000000-00-0-00387-001-0003 Cadastral ID 26-20-15-02920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 320245 WALTERS, ELIZABETH 29785 S HOPE DR CATOOSA OK 74015-0000 Parcel Location Situs 29785 S HOPE DR Subdivision HOPE ACRES Lot/Block 0003 / 0001 Parcel Size 5 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0208\IMG_0014. 2/8/2022</p>														
Legal Description Lot/Long: 36.18188470 -95.68722190																			
LOT 3 BLOCK 1 HOPE ACRES					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										
					2599/332	FERGUSON, ANTHONY JOSEPH &	11/03/2016	208,000	YES										
					2436/762	FERGUSON, ANTHONY	10/31/2014	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2017		Land Value 86,596	86,596	11%	9,526	Assessed	26,627	2,658.97										
Year Frozen	0		Improvements 176,905	155,457		17,101	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 263,501	242,053		26,627	Total Taxable	26,627	2,659.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660021722	CORY, ELIZABETH &			22	230,527	0	25,359	2,533.00										
2024	2024-660021722	CORY, ELIZABETH &			22	265,568	0	24,990	2,436.00										
2023	2023-660021722	CORY, ELIZABETH &			22	216,361	0	23,800	2,233.00										
2022	2022-660021722	CORY, ELIZABETH &			22	214,339	0	23,577	2,217.00										
2021	2021-660021722	CORY, ELIZABETH &			22	216,738	0	23,841	2,265.00										
2020	2020-660021722	CORY, ELIZABETH &			22	213,845	0	23,523	2,246.00										
2019	2019-660021722	CORY, ELIZABETH &			22	206,652	0	22,732	2,195.00										
2018	2018-660021722	CORY, ELIZABETH &			22	212,233	0	23,346	2,241.00										
2017	2017-660021722	CORY, ELIZABETH &			22	210,108	0	23,112	2,249.00										
2016	2016-660021722	FERGUSON, ANTHONY JOSEPH &			22	137,744	0	15,152	1,454.00										
2015	2015-660021722	FERGUSON, ANTHONY JOSEPH &			22	138,990	0	15,171	1,462.00										
2014	2014-660021722	FERGUSON, ANTHONY			20	142,270	0	14,448	1,307.00										
2013	2013-660021722	FERGUSON, ANTHONY			20	151,010	0	13,760	1,232.00										



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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.8798	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	212,564.00 x .41 = 86,596	
Factor Value		
Adjustments	1.0000	
Lot Value	86,596	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,376 / 1,936
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,376
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	976 Detached Garage - Finished
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	252,974	130.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	245,740 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.65	Total Misc Impr	+ 31,563				
Roofing Adj	+ 3.29	Garage Cost	+ 35,156				
Subfloor Adj	+ -0.86	Total RCN	= 286,842				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 134,816				
Plumbing Adj	+ 9.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 152,026				
Adj Base Cost	= 113.70	Lot Value	+ 86,596				
Total Area	x 1,936	Indicated Value	= 238,622				
Adjusted Cost	= 220,123	Value Per SqFt	123.26				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,026		
Lot Value	86,596		
Indicated Value	238,622	123.26	Per SqFt
Agland Value			
Site Improvements	24,879		
Total Value	263,501	136.11	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	52418		136	136	23.81		3,238
PRCH	Porch	52420		32x14	448	22.96		10,286
CPAT	Carport - Attached	183353		24x18	432	10.24		4,424
SHDS	Shed - Small	183354		24x18	432	19.72		8,519



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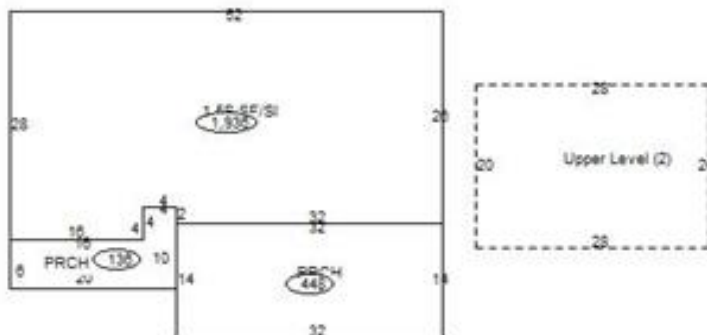
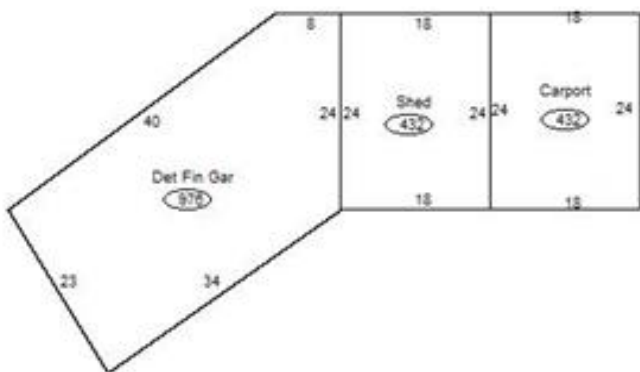
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	136	1.000	136
2	R	5	Slab	20	1.5S-SF/SI	1,376	1.407	1,936
3	M	PRCH		20	PRCH	448	1.000	448
4	U	^UL		20	Upper Level (2)	560	1.000	560
5	M	CPAT		20	Carport	432	1.000	432
6	M	SHDS		20	Shed	432	1.000	432
7	G	6		20	Det Fin Gar	976	1.000	976
Total Building Area						1,376		1,936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x24x8	Plank	Composition Shingle	240
	Qual 3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (22.03 x 240)		5,287		5,287 1,480		3,807
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		600
	Qual 3	Cond 3	Year 2018	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (50.30 x 600)		30,180		30,180 24,144		6,036
	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		2,932
	Qual 3	Cond 3	Year 2018	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)		RCNLD
Base Cost (4.43 x 2,932)		12,989		12,989 2,728		10,261
	ASC	Awing/Shelter/Carport	16x70x8	Dirt	Galvanized Metal	1,120
	Qual 1.5	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (3.69 x 1,120)		4,133		4,133 3,306		827
	BNGP	Barn - General Purpose	16x30x16	Dirt	Galvanized Metal	480
	Qual 3	Cond 3	Year 1975	Eff Age 38		
Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)		RCNLD
Base Cost (22.23 x 480)		10,670		10,670 6,722		3,948