



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660021726 <b>Parcel ID</b> 000000-00-0-00387-001-0007 <b>Cadastral ID</b> 26-20-15-02955 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 318996 HOUSTON, JEANNIE  29875 S HOPE DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 29875 S HOPE DR <b>Subdivision</b> HOPE ACRES <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 2.5 - Lots <b>Sec/Twn/Rng</b> 26 / 20 / 15 / 5 <b>Neighborhood</b> 1034 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0207\IMG_0088. 2/8/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.17846527 -95.68791030																																																						
W 264' N2 LOT 7 BLOCK 1 HOPE ACRES					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		2567/373 952/652	NELSON, KENNETH W & SELLER	08/01/2016 03/27/1994	200,000 0	WB No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value</td> <td>48,505</td> <td>48,505</td> <td>11%</td> <td>5,336</td> <td>Assessed</td> <td>27,516 2,747.75</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>204,415</td> <td>201,638</td> <td> </td> <td>22,180</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>252,920</td> <td>250,143</td> <td> </td> <td>27,516</td> <td>Total Taxable</td> <td>27,516 2,748.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2017	Land Value	48,505	48,505	11%	5,336	Assessed	27,516 2,747.75	Year Frozen	0	Improvements	204,415	201,638		22,180	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	252,920	250,143		27,516	Total Taxable	27,516 2,748.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660021726	HOUSTON, JEANNIE	22	238,232	0	26,206	2,616.00																																															
2024	2024-660021726	HOUSTON, JEANNIE	22	247,472	0	27,222	2,654.00																																															
2023	2023-660021726	HOUSTON, JEANNIE	22	239,340	0	26,327	2,469.00																																															
2022	2022-660021726	HOUSTON, JEANNIE	22	242,253	0	26,648	2,507.00																																															
2021	2021-660021726	HOUSTON, JEANNIE	22	242,697	0	26,697	2,536.00																																															
2020	2020-660021726	HOUSTON, JEANNIE	22	243,761	0	26,814	2,561.00																																															
2019	2019-660021726	HOUSTON, JEANNIE	22	232,533	0	25,579	2,470.00																																															
2018	2018-660021726	HOUSTON, JEANNIE	22	238,821	0	26,270	2,522.00																																															
2017	2017-660021726	HOUSTON, JEANNIE	22	236,994	0	26,069	2,536.00																																															
2016	2016-660021726	HOUSTON, JEANNIE	22	231,359	0	19,407	1,862.00																																															
2015	2015-660021726	NELSON, KENNETH W &	22	225,369	1000	17,482	1,692.00																																															
2014	2014-660021726	NELSON, KENNETH W &	20	232,596	1000	16,944	1,533.00																																															
2013	2013-660021726	NELSON, KENNETH W &	20	220,959	1000	16,422	1,470.00																																															



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Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9683		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,178.00 x 1.15 = 48,505		
Factor Value			
Adjustments	1.0000		
Lot Value	48,505		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,108 / 2,493
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,108
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	266,504 106.90 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	6,040 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	199,280
Lot Value	48,505
Indicated Value	247,785 99.39 Per SqFt
Agland Value	
Site Improvements	5,135
Total Value	252,920 101.45 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.78	Total Misc Impr	+ 23,150
Roofing Adj	+ 2.39	Garage Cost	+ 20,159
Subfloor Adj	+ -1.13	Total RCN	= 316,317
Heat/Cool Adj	+ 12.64	Depreciation ( 37%)	- 117,037
Plumbing Adj	+ 7.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 199,280
Adj Base Cost	= 109.51	Lot Value	+ 48,505
Total Area	x 2,493	Indicated Value	= 247,785
Adjusted Cost	= 273,008	Value Per SqFt	99.39

### 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	52430		700	700	25.05		17,535





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120) 3,116		3,116	592	2,524

	PATO	Patio - Open	22x30x0	Concrete		660
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (8.60 x 660) 5,676		5,676	3,065	2,611