



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:44:11
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Assessment Data					Primary Image									
Account	660022662				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0201\IMG_0081. 2/4/2022</p>									
Parcel ID	20N15E-27-3-00000-000-0000													
Cadastral ID	27-20-15-02200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	321394													
MILLS, STEVE & MELODYE														
PO BOX 77														
INOLA OK 74036-0000														
Parcel Location														
Situs	29855 S 4100 RD UNIT B													
Subdivision														
Lot/Block	/	Parcel Size	1.5 - Acres											
Sec/Twn/Rng	27 / 20 / 15 / 3													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lat/Long: 36.18003027 -95.70799817														
S 209' N 313.5' W 313.5' NW 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	THORP, NOEL JACKSON	03/11/2021	82,500	YES										
/	THORP, EARL GROVER	07/03/2019	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2022	Land Value	36,337	18,106	11%	1,992	Assessed	9,917						
Year Frozen	2014	Improvements	148,532	72,043		7,925	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	184,869	90,149		9,917	Total Taxable	8,917						
828.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022662	MILLS, STEVE & MELODYE	20	168,054	1000	8,628	801.00							
2024	2024-660022662	MILLS, STEVE & MELODYE	20	173,299	1000	8,347	755.00							
2023	2023-660022662	MILLS, STEVE & MELODYE	20	82,500	1000	8,075	701.00							
2022	2022-660022662	MILLS, STEVE & MELODYE	20	82,500	0	9,075	790.00							
2021	2021-660022662	MILLS, STEVE & MELODYE	20	127,775	0	10,308	907.00							
2020	2020-660022662	THORP, NOEL JACKSON	20	125,854	0	9,818	869.00							
2019	2019-660022662	THORP, EARL GROVER	20	123,283	1000	8,350	748.00							
2018	2018-660022662	THORP, EARL GROVER	20	128,491	1000	8,350	743.00							
2017	2017-660022662	THORP, EARL GROVER	20	127,386	1000	8,350	754.00							
2016	2016-660022662	THORP, EARL GROVER	20	124,117	1000	8,350	743.00							
2015	2015-660022662	THORP, EARL GROVER	20	121,591	1000	8,350	746.00							
2014	2014-660022662	THORP, EARL GROVER	20	126,444	1000	8,350	755.00							
2013	2013-660022662	THORP, EARL GROVER	20	123,935	1000	8,077	723.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.5977 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 69,594.00 x .52 = 36,337 Factor Value Adjustments 1.0000 Lot Value 36,337		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	STG Storage Value
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,773 / 3,510
Style	100% Two Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	533 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 61

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	282,292	80.43	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	66.95	Total Misc Impr	+	6,405	
Roofing Adj	+ 1.98	Garage Cost	+	12,264	
Subfloor Adj	+ 1.17	Total RCN	=	283,323	
Heat/Cool Adj	+ 0.76	Depreciation (68%)	-	192,660	
Plumbing Adj	+ 4.54	Lump Sums	+	8,962	
Basement Adj	+ 0.00	RCNLD	=	99,625	
Adj Base Cost	= 75.40	Lot Value	+	36,337	
Total Area	x 3,510	Indicated Value	=	135,962	
Adjusted Cost	= 264,654	Value Per SqFt		38.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,625		
Lot Value	36,337		
Indicated Value	135,962	38.74	Per SqFt
Agland Value			
Site Improvements	48,907		
Total Value	184,869	52.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55450	30x6		180	20.73		3,731
PRCH	SLAB PORCH - COVERED	55451	16x8		128	20.89		2,674
GRDT	Garage - Detached	183575	24x20		480	18.67		8,962



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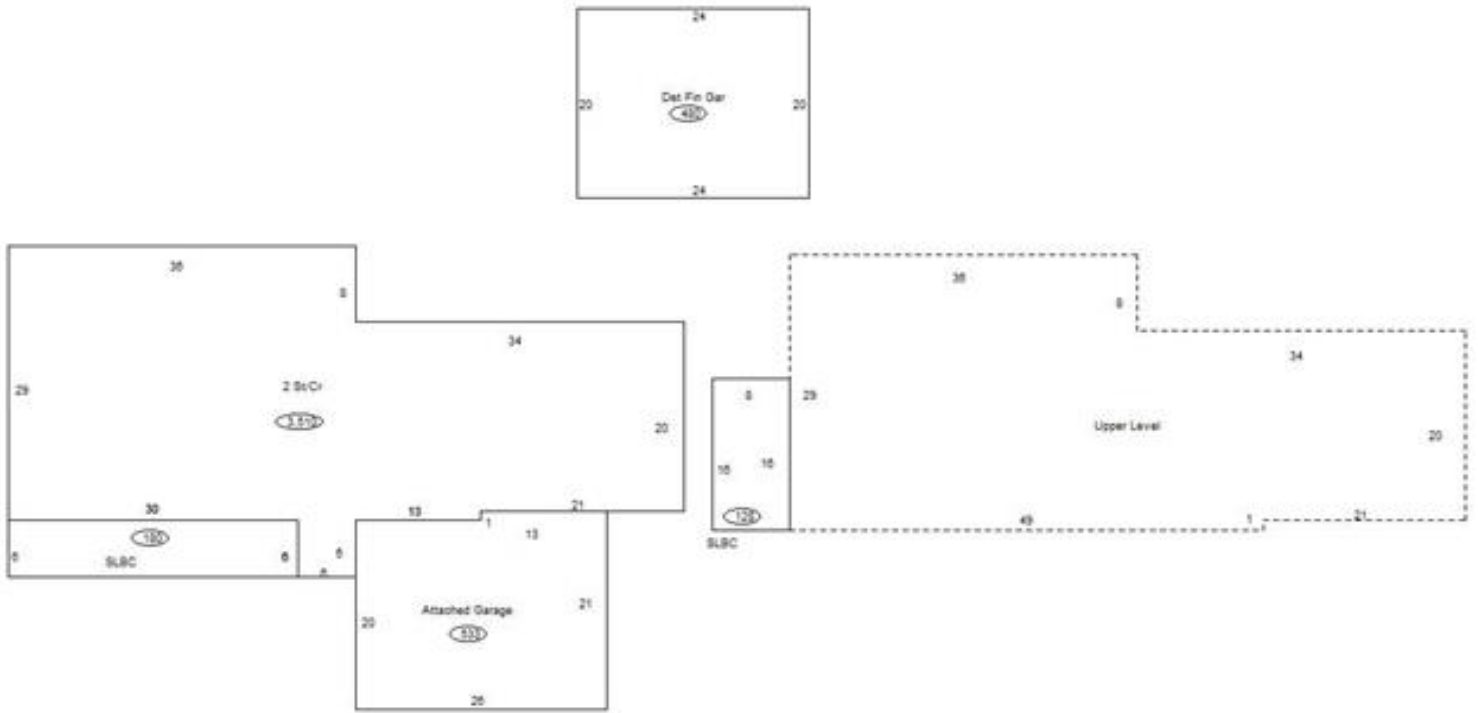
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,773	1.980	3,510
2	G	1		13	Attached Garage	533	1.000	533
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	128	1.000	128
5	U	^UL	Overhang	13	Upper Level	1,737	1.000	1,737
6	G	6		13	Det Fin Gar	480	1.000	480
Total Building Area						1,773		3,510



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
CKCP	Chicken Coop		6x8x6	Plank	Composition Shingle	48
Qual	4	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (14.41 x 48)		692		692 83		609
ASC	Awning/Shelter/Carport		10x22x10	Dirt	Formed Metal	220
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (4.62 x 220)		1,016		1,016 803		213
UTIL	Utility Building		30x40x10	Concrete	Formed Metal	1,200
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (30.80 x 1,200)		36,960	49,044	86,004 42,142		43,862
SHDS	Shed - Small		12x22x8	Plank	Formed Metal	264
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (23.85 x 264)		6,296		6,296 3,715		2,581
PATC	Patio - Covered		8x40x0	Concrete	Formed Metal	320
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (14.66 x 320)		4,691		4,691 3,049		1,642