



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	660022715													
Parcel ID	000000-00-0-00594-002-0003													
Cadastral ID	27-20-15-03170													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	309117													
JONES, AUSTIN A & SHELBY N														
29622 PINE VALLEY DR CATOOSA OK 74015-0000														
Parcel Location														
Situs	29622 S PINE VALLEY DR													
Subdivision	PINE VALLEY													
Lot/Block	0003 / 0002	Parcel Size	.25 - Lots											
Sec/Twn/Rng	27 / 20 / 15 / 5													
Neighborhood	1034 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18207559 -95.69823151														
N 132' LOT 3 BLOCK 2 PINE VALLEY LESS W 132.94' THEREOF.														
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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2281/619	RICE, CHRISTOPHER	10/26/2012	136,000	YES										
2265/657	HORTON, JOHN D	08/02/2012	60,000	15										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2013	Land Value	74,086	32,828	11%	3,611	Assessed	17,204	1,597.56					
Year Frozen	0	Improvements	157,246	123,567		13,593	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	231,332	156,395		17,204	Total Taxable	17,204	1,598.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022715	JONES, AUSTIN A &	20	196,923	0	16,384	1,521.00							
2024	2024-660022715	JONES, AUSTIN A &	20	207,706	0	15,604	1,412.00							
2023	2023-660022715	JONES, AUSTIN A &	20	135,101	0	14,861	1,290.00							
2022	2022-660022715	JONES, AUSTIN A &	20	137,847	0	15,163	1,320.00							
2021	2021-660022715	JONES, AUSTIN A &	20	138,211	0	15,203	1,338.00							
2020	2020-660022715	JONES, AUSTIN A &	20	140,229	0	15,425	1,365.00							
2019	2019-660022715	JONES, AUSTIN A &	20	134,142	0	14,756	1,322.00							
2018	2018-660022715	JONES, AUSTIN A &	20	145,107	0	15,962	1,421.00							
2017	2017-660022715	JONES, AUSTIN A &	20	143,843	0	15,823	1,429.00							
2016	2016-660022715	JONES, AUSTIN A &	20	140,386	0	15,442	1,373.00							
2015	2015-660022715	JONES, AUSTIN A &	20	136,321	0	14,995	1,340.00							
2014	2014-660022715	JONES, AUSTIN A &	20	137,406	0	15,115	1,367.00							
2013	2013-660022715	JONES, AUSTIN A &	20	136,983	0	15,068	1,349.00							



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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.0078	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	87,461.00 x .85 = 74,086	
Factor Value		
Adjustments	1.0000	
Lot Value	74,086	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,956 / 2,436
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,956
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1964 / 37



\\tsclient\C\Users\Randy Necessary\Pictures\101_0127\IMG_0006. 1/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	177,808	72.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	86.28	Total Misc Impr	+	8,954			
Roofing Adj	+ 3.09	Garage Cost	+	14,707			
Subfloor Adj	+ 0.00	Total RCN	=	279,100			
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	133,968			
Plumbing Adj	+ 5.19	Lump Sums	+	11,570			
Basement Adj	+ 0.00	RCNLD	=	156,702			
Adj Base Cost	= 104.86	Lot Value	+	74,086			
Total Area	x 2,436	Indicated Value	=	230,788			
Adjusted Cost	= 255,439	Value Per SqFt		94.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,702		
Lot Value	74,086		
Indicated Value	230,788	94.74	Per SqFt
Agland Value			
Site Improvements	544		
Total Value	231,332	94.96	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	55595	24x5		120	20.92		2,510
PATO	SLAB PORCH - OPEN	55596	22x9		198	9.43		1,867
GRDT	Garage - Detached	183708	30x22		660	17.53		11,570



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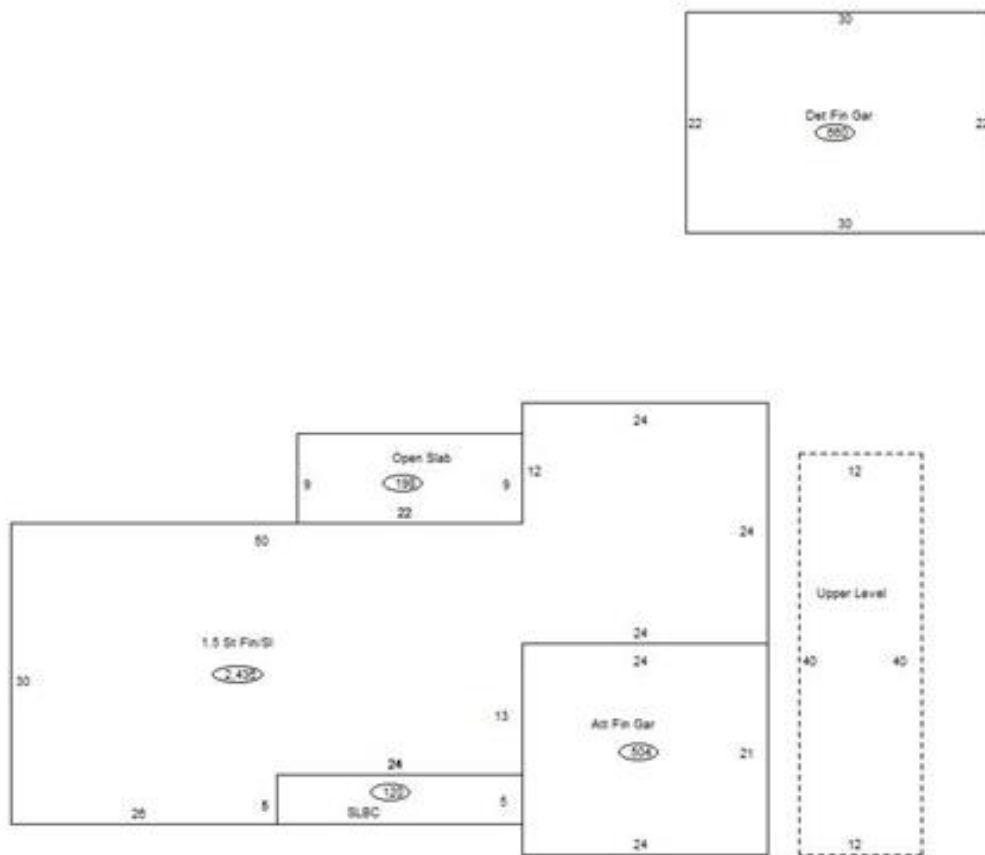
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,956	1.245	2,436
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	198	1.000	198
5	U	^UL	Overhang	13	Upper Level	480	1.000	480
6	G	6		13	Det Fin Gar	660	1.000	660
Total Building Area						1,956		2,436



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x8	Plank	Galvanized Metal	64
	Qual	3	Cond	3	Year	1985
				Eff Age	31	

Valuation Summary	Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (38.62 x 64)	2,472		2,472	1,928
				544