



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:44:24
Page 1

Assessment Data					Primary Image									
Account	660023682				<p>660023682_001.JPG 10/7/2025</p>									
Parcel ID	20N15E-28-2-00000-000-0000													
Cadastral ID	28-20-15-02400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	162724													
MILLS, JAMES E JR &														
BETTY LOU														
29303 S 4090 RD														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	29303 S 4090 RD													
Subdivision														
Lot/Block	/	Parcel Size	6.33 - Acres											
Sec/Twn/Rng	28 / 20 / 15 / 2													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lat/Long: 36.18663544 -95.72528983														
S 424.10' E 635.25' NW SW NW														
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"> </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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	0	Land Value	88,418	76,416	11%	8,406	Assessed	29,806	2,767.79					
Year Frozen	0	Improvements	217,822	194,550		21,400	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	306,240	270,966		29,806	Total Taxable	28,806	2,675.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023682	MILLS, JAMES E JR &	20	292,965	1000	27,938	2,594.00							
2024	2024-660023682	MILLS, JAMES E JR &	20	303,522	1000	27,095	2,451.00							
2023	2023-660023682	MILLS, JAMES E JR &	20	247,973	1000	26,277	2,281.00							
2022	2022-660023682	MILLS, JAMES E JR &	20	247,679	1000	26,245	2,285.00							
2021	2021-660023682	MILLS, JAMES E JR &	20	247,252	1000	25,641	2,256.00							
2020	2020-660023682	MILLS, JAMES E JR &	20	246,158	1000	24,865	2,200.00							
2019	2019-660023682	MILLS, JAMES E JR &	20	228,290	1000	24,112	2,160.00							
2018	2018-660023682	MILLS, JAMES E JR &	20	228,947	1000	24,185	2,153.00							
2017	2017-660023682	MILLS, JAMES E JR &	20	227,213	1000	23,994	2,167.00							
2016	2016-660023682	MILLS, JAMES E JR &	20	222,328	1000	23,456	2,086.00							
2015	2015-660023682	MILLS, JAMES E JR &	20	216,980	1000	22,868	2,044.00							
2014	2014-660023682	MILLS, JAMES E JR &	20	220,521	1000	23,258	2,104.00							
2013	2013-660023682	MILLS, JAMES E JR &	20	217,076	1000	22,817	2,042.00							



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Date 04/16/2026
Time 22:44:24
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.2192 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 270,906.00 x .33 = 88,418 Factor Value Adjustments 1.0000 Lot Value 88,418		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,320 / 2,320
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,320
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 275,144 118.60 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.95	Total Misc Impr	+ 13,747	Roofing Adj	+ 4.56	Garage Cost	+ 20,840
Subfloor Adj	+ -2.19	Total RCN	= 325,445	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 139,941
Plumbing Adj	+ 8.41	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 185,504
Adj Base Cost	= 125.37	Lot Value	+ 88,418	Total Area	x 2,320	Indicated Value	= 273,922
		Value Per SqFt	118.07	Adjusted Cost	= 290,858		

Value Reconciliation
Selected Approach Cost Approach Improvements 185,504 Lot Value 88,418 Indicated Value 273,922 118.07 Per SqFt Agland Value Site Improvements 32,318 Total Value 306,240 132.00 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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	58162		200	200	26.30	5,260
PRCH	SLAB PORCH - COVERED	58163	18x6		108	26.59	2,872



Rogers

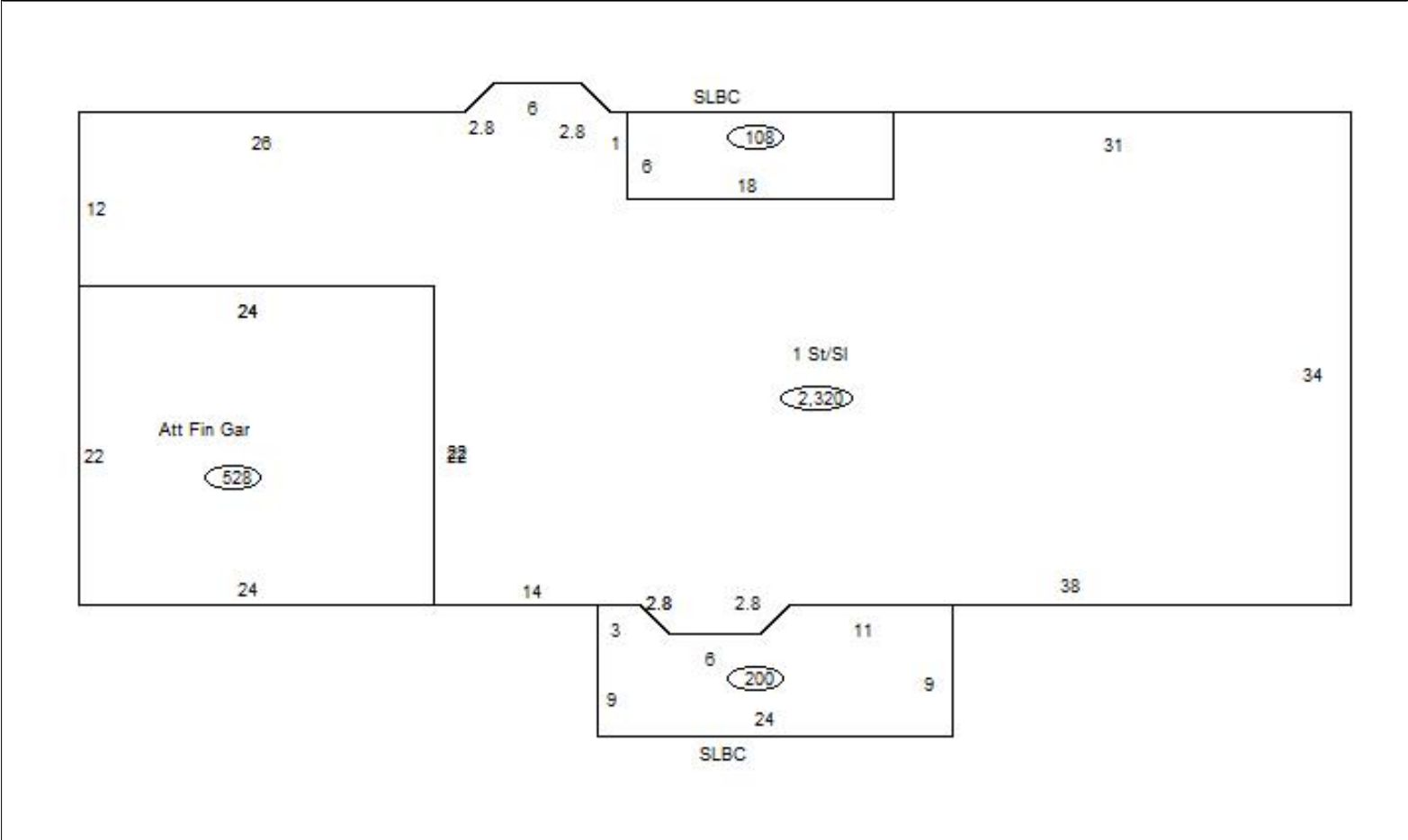
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Date 04/16/2026
 Time 22:44:24
 Page 3

Sketch Image

660023682



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,320	1.000	2,320
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PRCH		13	SLBC	108	1.000	108
Total Building Area						2,320		2,320



Rogers



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 Time 22:44:25
 Page 4

660023682

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary Base Cost (27.99 x 1,500) 41,985		Modifier Total	RCN 41,985	Depr (49% Phys/ % Func) 20,573	RCNLD 21,412
	BNGP	Barn - General Purpose	34x36x8	Dirt	Galvanized Metal	1,224
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary Base Cost (19.80 x 1,224) 24,235		Modifier Total	RCN 24,235	Depr (55% Phys/ % Func) 13,329	RCNLD 10,906