




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	660024540				 <p>\\tsclient\C\Users\rln\Pictures\2017-11-01\IMG_0006.JPG 11/1/2017</p>									
Parcel ID	20N15E-29-1-00000-000-0000													
Cadastral ID	29-20-15-01000													
Property Type	REAL - Real Property													
Property Class	UA	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	163614													
WALKER, THEODORE LEE														
PO BOX 731 CATOOSA OK 74015-0000														
Parcel Location														
Situs	02400 225 RD													
Subdivision														
Lot/Block	/	Parcel Size	44.95 - Acres											
Sec/Twn/Rng	29 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18930024 -95.72908683														
THAT PT E2 NE LYING N & W OF OTP LESS TR COMM AT NE/C OF SEC; TH S 882' TO POB; TH N 14.16'; TH S44-55W 671.09'; TH N47 0210W 132.22'; TH S88-0659W 36.66'; TH S40-24-30W 228.41'; TH S 211.44'; TH N44-55E 1069.73' TO POB.														
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	106.660	Current Tax						
Remove Cap	0	Land Value	3,102	3,102	11%	341	Assessed	19,849 2,117.09						
Year Frozen	0	Improvements	196,968	176,849		19,453	Penalty	0						
Uncapped Value	0	Mobile Home	500	500		55	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	200,570	180,451		19,849	Total Taxable	18,849 2,010.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024540	WALKER, THEODORE LEE	1	199,179	1000	18,271	1,949.00							
2024	2024-660024540	WALKER, THEODORE LEE	1	205,196	1000	17,710	1,868.00							
2023	2023-660024540	WALKER, THEODORE LEE	1	192,740	1000	17,165	1,762.00							
2022	2022-660024540	WALKER, THEODORE LEE	1	192,740	1000	16,636	1,670.00							
2021	2021-660024540	WALKER, THEODORE LEE	1	201,705	1000	16,123	1,419.00							
2020	2020-660024540	WALKER, THEODORE LEE	1	203,746	1000	15,624	1,384.00							
2019	2019-660024540	WALKER, THEODORE LEE	1	192,239	1000	15,140	1,360.00							
2018	2018-660024540	WALKER, THEODORE LEE	1	202,094	1000	14,670	1,309.00							
2017	2017-660024540	WALKER, THEODORE LEE	1	200,212	1000	14,214	1,284.00							
2016	2016-660024540	WALKER, THEODORE LEE	1	194,243	1000	13,770	1,225.00							
2015	2015-660024540	WALKER, THEODORE LEE	1	187,762	1000	13,340	1,192.00							
2014	2014-660024540	WALKER, THEODORE LEE	1	194,673	1000	12,923	1,169.00							
2013	2013-660024540	WALKER, THEODORE LEE	1	176,563	1000	12,517	1,120.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,812 / 2,812
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,812
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	770 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	106.25	Total Misc Impr	+	45,125			
Roofing Adj	+ 5.06	Garage Cost	+	28,652			
Subfloor Adj	+ -3.22	Total RCN	=	437,706			
Heat/Cool Adj	+ 14.47	Depreciation (55%)	-	240,738			
Plumbing Adj	+ 6.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	196,968			
Adj Base Cost	= 129.42	Lot Value	+				
Total Area	x 2,812	Indicated Value	=	196,968			
Adjusted Cost	= 363,929	Value Per SqFt		70.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,968		
Lot Value			
Indicated Value	196,968	70.05	Per SqFt
Agland Value	3,102		
Site Improvements			
Total Value	200,070	71.15	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Porch	59882	336		336	28.36		9,529
EPSW	Enclosed Porch - Solid Wall	59883	26x14		364	74.33		27,056
PRCH	Porch	59884	12x6		72	29.30		2,110



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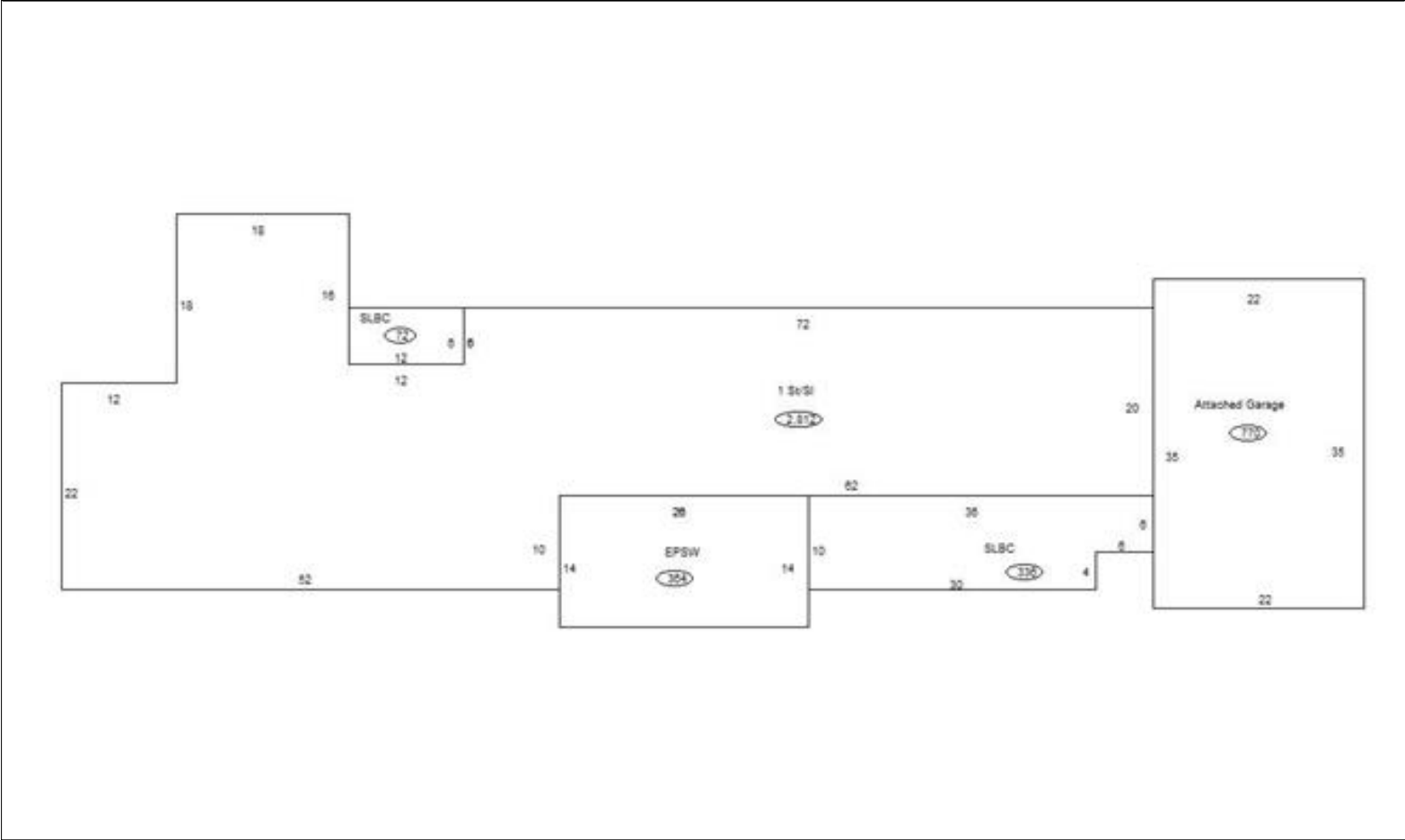
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,812	1.000	2,812
2	G	1		13	Attached Garage	770	1.000	770
3	M	PRCH		13	SLBC	336	1.000	336
4	M	EPSW		13	EPSW	364	1.000	364
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,812		2,812



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Lot Data		Primary Image	
Lot Size	-	<p>\\tsclient\C\Users\rln\Pictures\2017-11-01\IMG_0006.JPG 11/1/2017</p>	
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY FLOOD ZONE		
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type	6 Mobile Home 66 x 14	Multiple Regression	
Condition	1.5 - Low	MRA Code	
Quality	1.5 - Low	Adusted R	
Architecture	6 MS ADJ	Indicated Value	
Style	100% Single Wide	Direct Comparables	
Exterior Wall	100% Aluminum Sheet	Selection Model	1 Res
Base/Total Area	924 / 924	Adjustment Model	A2 AO Test
Style	100% Single Wide	Comparables	
HVAC		Indicated Value	
Roof Cover	14 Metal, Ribbed	Value Reconciliation	
Area on Slab		Selected Approach	Correlated Value
Fixture/RghIn	/	Improvements	500
Bed/F/H Bath	/ /	Lot Value	
Basement Area		Indicated Value	500 0.54 Per SqFt
Garage Type		Agland Value	
Remodel		Site Improvements	
Year/Eff Age	1970 / 67	Total Value	500 0.54 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	31.44	Total Misc Impr	+ 0
Roofing Adj	+ 2.55	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 37,801
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 30,241
Plumbing Adj	+ 6.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 7,560
Adj Base Cost	= 40.91	Lot Value	+ 0
Total Area	x 924	Indicated Value	= 7,560
Adjusted Cost	= 37,801	Value Per SqFt	8.18
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			19.343	92	92	1,776	1,776
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			.545	124	124	68	68
HC	HECTOR STONY SANDY LOAM	TMBR	20			17.811	36	36	641	641
OKB	OKEMAH SILTY CLAY LOAM 1-	TMBR	80			1.315	144	144	189	189
RS	ROUGH STONY LAND	TMBR	20			3.405	36	36	123	123
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			2.532	121	121	305	305
TMBR Totals						44.950			3,102	3,102
Total Agland						44.950			3,102	3,102