




# 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	660024550				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0021. 1/19/2022</p>									
Parcel ID	000000-00-0-20010-012-0015													
Cadastral ID	29-20-15-01300													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	348023													
GIBSON, CADENCE A														
216 N CHEROKEE CATOOSA OK 74015-0000														
Parcel Location														
Situs	00216 N CHEROKEE ST													
Subdivision	CATOOSA O T													
Lot/Block	0015 / 0012	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	29 / 20 / 15 / 5													
Neighborhood	1184 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19119141 -95.74442562														
LOT 14 & S2 LOT 15 BLOCK 12 CATOOSA O T														
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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DAVIS, SHAWN H & MILLER, CECIL DEAN	05/13/2025	0	4										
2250/652	MILLER, CECIL DEAN	06/12/2012	12,000	YES										
1056/673	BERRY, RONALD E & MARILYN-K	03/04/1997	20,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2013	Land Value	33,449	12,680	11%	1,395	Assessed	2,428 258.97						
Year Frozen	0	Improvements	18,653	9,395		1,033	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	52,102	22,075		2,428	Total Taxable	1,428 152.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024550	GIBSON, CADENCE A	1	43,409	0	2,357	251.00							
2024	2024-660024550	DAVIS, SHAWN H &	1	40,402	0	2,246	237.00							
2023	2023-660024550	DAVIS, SHAWN H &	1	25,782	0	2,139	220.00							
2022	2022-660024550	DAVIS, SHAWN H &	1	18,516	0	2,037	204.00							
2021	2021-660024550	DAVIS, SHAWN H &	1	23,330	0	2,567	226.00							
2020	2020-660024550	DAVIS, SHAWN H &	1	23,099	0	2,541	225.00							
2019	2019-660024550	DAVIS, SHAWN H &	1	22,416	0	2,466	221.00							
2018	2018-660024550	DAVIS, SHAWN H &	1	22,542	0	2,480	221.00							
2017	2017-660024550	DAVIS, SHAWN H &	1	22,428	0	2,468	223.00							
2016	2016-660024550	DAVIS, SHAWN H &	1	22,048	0	2,426	216.00							
2015	2015-660024550	DAVIS, SHAWN H &	1	21,907	0	2,410	215.00							
2014	2014-660024550	DAVIS, SHAWN H &	1	22,009	0	2,421	219.00							
2013	2013-660024550	DAVIS, SHAWN H &	1	22,786	0	2,507	224.00							




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Lot Data		Square-Foot - NBHD 1184 #1		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0021. 1/19/2022</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	5	0					
Method	Square-Foot							
Base Lot Value	14,866.00 x 3.00 = 44,598							
Factor Value	-11,149							
Adjustments	1.0000							
Lot Value	33,449							
Residential Data								
Type	1 Single Family Residence							
Condition	1 - Low							
Quality	1.5 - Low							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	840 / 840							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	4 Metal, Preformed							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1942 / 118							
Cost Approach		Manual : 01/2025						
Base Cost	93.15	Total Misc Impr	+	3,216				
Roofing Adj	+ 5.03	Garage Cost	+					
Subfloor Adj	+ 2.56	Total RCN	=	93,264				
Heat/Cool Adj	+ 0.73	Depreciation ( 80%)	-	74,611				
Plumbing Adj	+ 5.73	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	18,653				
Adj Base Cost	= 107.20	Lot Value	+	33,449				
Total Area	x 840	Indicated Value	=	52,102				
Adjusted Cost	= 90,048	Value Per SqFt		62.03				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	18,653							
Lot Value	33,449							
Indicated Value	52,102	62.03	Per SqFt					
Agland Value								
Site Improvements								
Total Value	52,102	62.03	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59908	20x8		160	20.10		3,216



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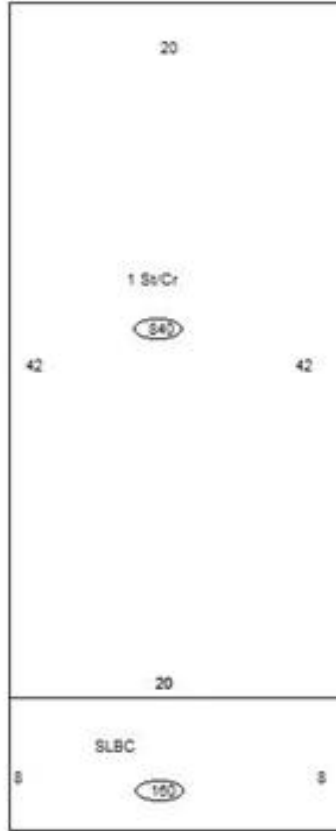
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### Sketch Image

660024550



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	840	1.000	840
2	M	PRCH		10	SLBC	160	1.000	160
<b>Total Building Area</b>						840		840