




# 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	660024582				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0074. 1/19/2022</p>									
Parcel ID	000000-00-0-20130-001-0009													
Cadastral ID	29-20-15-01620													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	261603													
FRYER, JAMES & DONNA M														
248 OAK BLUFF RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00248 OAK BLUFF RD													
Subdivision	SPUNKY CREEK I													
Lot/Block	0009 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	29 / 20 / 15 / 5													
Neighborhood	1190 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19006058 -95.73206168														
Building Permits														
LOT 9 BLOCK 1 SPUNKY CREEK I														
<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										
1002/62	JOHNSON, RANDALL L & NANCY~J	07/15/1995	96,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	53,897	34,318	11%	3,775	Assessed	18,826 2,007.98						
Year Frozen	0	Improvements	145,356	136,831		15,051	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	199,253	171,149		18,826	Total Taxable	17,826 1,901.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024582	FRYER, JAMES & DONNA M	1	194,466	1000	17,278	1,843.00							
2024	2024-660024582	FRYER, JAMES & DONNA M	1	204,440	1000	16,746	1,767.00							
2023	2023-660024582	FRYER, JAMES & DONNA M	1	156,629	1000	16,229	1,666.00							
2022	2022-660024582	FRYER, JAMES & DONNA M	1	156,630	1000	16,229	1,629.00							
2021	2021-660024582	FRYER, JAMES & DONNA M	1	166,341	1000	16,219	1,427.00							
2020	2020-660024582	FRYER, JAMES & DONNA M	1	165,479	1000	15,718	1,392.00							
2019	2019-660024582	FRYER, JAMES & DONNA M	1	157,641	1000	15,231	1,368.00							
2018	2018-660024582	FRYER, JAMES & DONNA M	1	162,293	1000	14,759	1,317.00							
2017	2017-660024582	FRYER, JAMES & DONNA M	1	161,020	1000	14,300	1,291.00							
2016	2016-660024582	FRYER, JAMES & DONNA M	1	157,081	1000	13,854	1,232.00							
2015	2015-660024582	FRYER, JAMES & DONNA M	1	152,465	1000	13,422	1,200.00							
2014	2014-660024582	FRYER, JAMES & DONNA M	1	156,615	1000	13,002	1,176.00							
2013	2013-660024582	FRYER, JAMES & DONNA M	1	148,626	1000	12,593	1,127.00							



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0622 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,269.00 x 1.16 = 53,897 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,897		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0074. 1/19/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,746 / 1,746
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,746
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 193,612 110.89 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 3 <b>Indicated Value</b> 196,600 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.19	<b>Total Misc Impr</b>	+ 6,259	<b>Roofing Adj</b>	+ 4.59	<b>Garage Cost</b>	+ 17,606
<b>Subfloor Adj</b>	+ -2.20	<b>Total RCN</b>	= 249,291	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 107,195
<b>Plumbing Adj</b>	+ 8.89	<b>Lump Sums</b>	+ 2,445	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 144,541
<b>Adj Base Cost</b>	= 129.11	<b>Lot Value</b>	+ 53,897	<b>Total Area</b>	x 1,746	<b>Indicated Value</b>	= 198,438
		<b>Value Per SqFt</b>	113.65	<b>Adjusted Cost</b>	= 225,426		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 144,541 <b>Lot Value</b> 53,897 <b>Indicated Value</b> 198,438 113.65 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 815 <b>Total Value</b> 199,253 114.12 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	60000	6x4		24	26.85		644
WODO	WOOD DECK - OPEN	60001	360		360	16.98	60%	2,445



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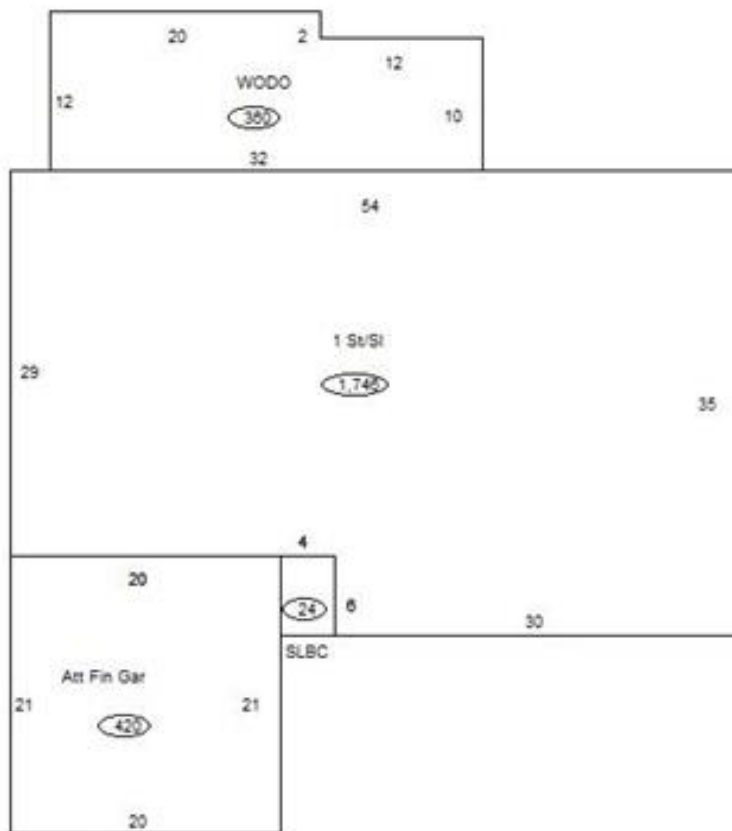
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### Sketch Image

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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	1,746	1.000	1,746
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	360	1.000	360
<b>Total Building Area</b>						<b>1,746</b>		<b>1,746</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x6	Concrete	Composition Shingle	240
	Qual 2	Cond 2	Year 1980	Eff Age 46		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (16.98 x 240)	4,075		4,075	3,260
				815