



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 660024584 Parcel ID 000000-00-0-20130-001-0011 Cadastral ID 29-20-15-01640 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338373 DON & JANET MELLOTT FAMILY LLC 125 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs 00242 OAK BLUFF RD Subdivision SPUNKY CREEK I Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 20 / 15 / 5 Neighborhood 1190 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0081. 1/19/2022</p>														
Legal Description Lat/Long: 36.19030250 -95.73281952																			
LOT 11 BLOCK 1 SPUNKY CREEK I					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	EMPIRE RENOVATIONS LLC	05/19/2022	235,000	YES										
					/	MCNABB, MAX C	03/21/2022	206,000	YES										
					955/463	SELLER	04/27/1994	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2023		Land Value 67,633	67,633	11%	7,440	Assessed	7,440	793.55										
Year Frozen	0		Improvements 0	0		0	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 67,633	67,633		7,440	Total Taxable	7,440	794.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024584	DON & JANET MELLOTT FAMILY LLC			1	226,027	0	24,863	2,652.00										
2024	2024-660024584	DON & JANET MELLOTT FAMILY LLC			1	235,000	0	25,850	2,727.00										
2023	2023-660024584	DON & JANET MELLOTT FAMILY LLC			1	235,000	0	25,850	2,653.00										
2022	2022-660024584	DON & JANET MELLOTT FAMILY LLC			1	172,526	0	18,978	1,905.00										
2021	2021-660024584	MCNABB, MAX C			1	178,475	1000	17,936	1,578.00										
2020	2020-660024584	MCNABB, MAX C			1	175,698	1000	17,384	1,540.00										
2019	2019-660024584	MCNABB, MAX C			1	170,170	1000	16,849	1,513.00										
2018	2018-660024584	MCNABB, MAX C			1	174,755	1000	16,329	1,458.00										
2017	2017-660024584	MCNABB, MAX C			1	173,348	1000	15,825	1,429.00										
2016	2016-660024584	MCNABB, MAX C			1	169,030	1000	15,335	1,364.00										
2015	2015-660024584	MCNABB, MAX C			1	164,712	1000	14,859	1,328.00										
2014	2014-660024584	MCNABB, MAX C			1	165,994	1000	14,396	1,302.00										
2013	2013-660024584	MCNABB, MAX C			1	157,823	1000	13,948	1,248.00										




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Lot Data		Square-Foot - NBHD 1190 #1		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0081. 1/19/2022</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1869							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	51,700.00 x 1.11 = 57,156							
Factor Value								
Adjustments	1.1833							
Lot Value	67,633							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	0 / 0							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 67,633					
Total Area	x 0	Indicated Value	= 67,633					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

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GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	114,078 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	216,880 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	67,633
Indicated Value	67,633 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	67,633 0.00 Total Value Per SqFt



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Sketch Image

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