



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 660024588 Parcel ID 000000-00-0-20130-002-0003 Cadastral ID 29-20-15-01680 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 189304 PERSON, HENRI F & CAROLE E 321 JUNIPER PT CATOOSA OK 74015-0000 Parcel Location Situs 00321 JUNIPER PT Subdivision SPUNKY CREEK I Lot/Block 0003 / 0002 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_0119\IMG_0012. 1/19/2022</p>																																																	
Legal Description Lat/Long: 36.19050324 -95.73440441																																																						
LOT 3 BLOCK 2 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	859/160			90,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 54,905</td> <td>37,962</td> <td>11%</td> <td>4,176</td> <td>Assessed</td> <td>16,738</td> <td>1,785.28</td> </tr> <tr> <td>Year Frozen</td> <td>2017</td> <td>Improvements 165,166</td> <td>114,197</td> <td> </td> <td>12,562</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-106.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 220,071</td> <td>152,159</td> <td> </td> <td>16,738</td> <td>Total Taxable</td> <td>15,738</td> <td>1,679.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 54,905	37,962	11%	4,176	Assessed	16,738	1,785.28	Year Frozen	2017	Improvements 165,166	114,197		12,562	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-106.00	TIF Project ID	0	Total Value 220,071	152,159		16,738	Total Taxable	15,738	1,679.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024588	PERSON, HENRI F &	1	212,264	1000	15,737	1,679.00																																															
2024	2024-660024588	PERSON, HENRI F &	1	221,726	1000	15,738	1,660.00																																															
2023	2023-660024588	PERSON, HENRI F &	1	168,907	1000	15,738	1,615.00																																															
2022	2022-660024588	PERSON, HENRI F &	1	171,559	1000	15,738	1,580.00																																															
2021	2021-660024588	PERSON, HENRI F &	1	184,119	1000	15,737	1,385.00																																															
2020	2020-660024588	PERSON, HENRI F &	1	181,245	1000	15,737	1,394.00																																															
2019	2019-660024588	PERSON, HENRI F &	1	175,270	1000	15,738	1,413.00																																															
2018	2018-660024588	PERSON, HENRI F &	1	180,163	1000	15,737	1,405.00																																															
2017	2017-660024588	PERSON, HENRI F &	1	189,118	1000	15,737	1,421.00																																															
2016	2016-660024588	PERSON, HENRI F &	1	184,617	1000	15,250	1,356.00																																															
2015	2015-660024588	PERSON, HENRI F &	1	179,006	1000	14,777	1,321.00																																															
2014	2014-660024588	PERSON, HENRI F &	1	180,507	1000	14,318	1,295.00																																															
2013	2013-660024588	PERSON, HENRI F &	1	161,644	1000	13,871	1,242.00																																															



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Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1008		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,949.00 x 1.15 = 54,905		
Factor Value			
Adjustments	1.0000		
Lot Value	54,905		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,908 / 1,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	1,908
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	207,639	108.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	217,450		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.58	Total Misc Impr	+ 22,863
Roofing Adj	+ 5.29	Garage Cost	+ 19,457
Subfloor Adj	+ -2.24	Total RCN	= 294,939
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 129,773
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,166
Adj Base Cost	= 132.40	Lot Value	+ 54,905
Total Area	x 1,908	Indicated Value	= 220,071
Adjusted Cost	= 252,619	Value Per SqFt	115.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,166		
Lot Value	54,905		
Indicated Value	220,071	115.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	220,071	115.34	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	60030	28x6		168	26.40		4,435
PRCH	SLAB PORCH - COVERED	60031	24x10		240	26.18		6,283
PATO	SLAB PORCH - OPEN	60032	24x8		192	10.63		2,041
PATO	SLAB PORCH - OPEN	60033	29x18		522	8.60		4,489

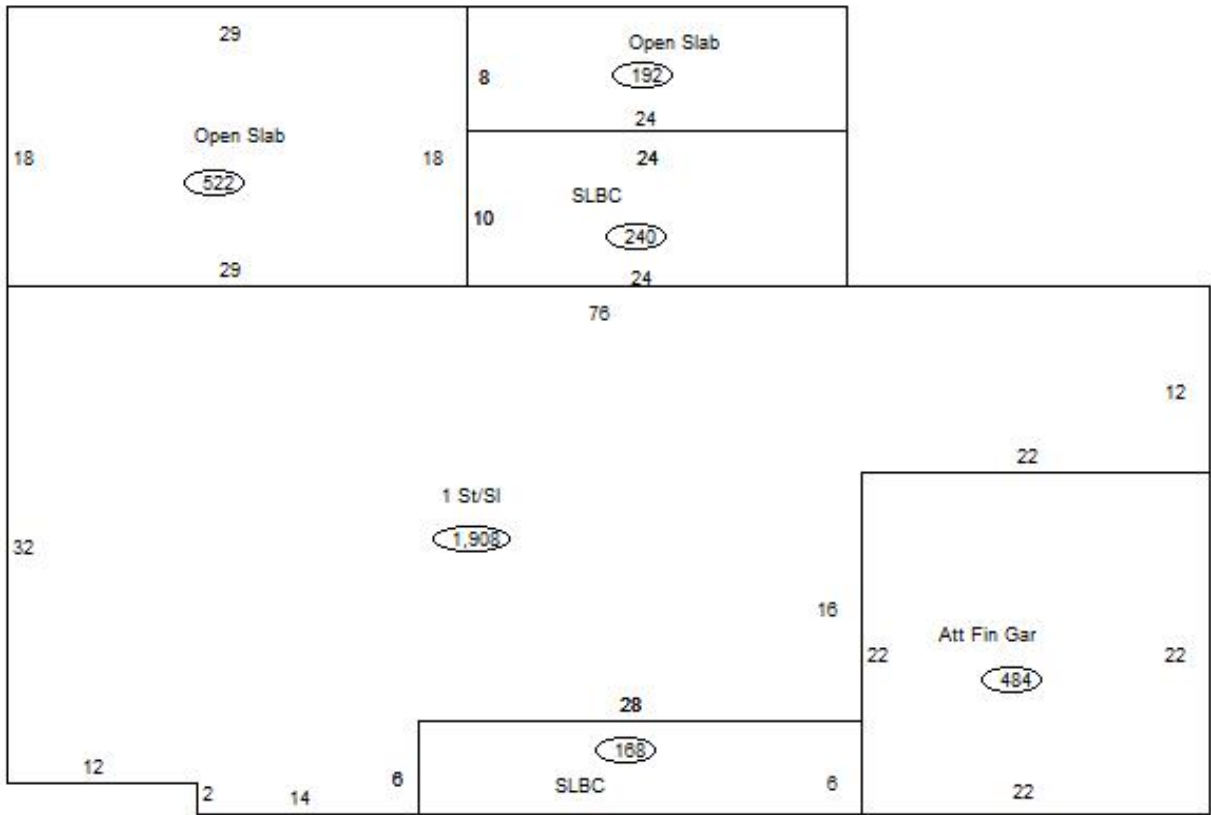


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Sketch Image

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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	1,908	1.000	1,908
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Open Slab	192	1.000	192
6	M	PATO		13	Open Slab	522	1.000	522
Total Building Area						1,908		1,908