



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	660024601				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0044. 1/20/2022</p>									
Parcel ID	000000-00-0-20130-002-0016													
Cadastral ID	29-20-15-01810													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	342075													
PETERS FAMILY REVOCABLE TRUST														
626 FORT SPUNKY RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00626 FORT SPUNKY RD													
Subdivision	SPUNKY CREEK I													
Lot/Block	0016 / 0002	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: 36.18646995 -95.73832199														
LOT 16 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 colspan="5"> </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					
HV	Veteran	Yes	999,999	32,001	/	PETERS, JIMMIE R &	07/20/2023	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	54,992	37,635	11%	4,140	Assessed	32,001	3,413.23					
Year Frozen	0	Improvements	256,058	253,282		27,861	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	32,001	-3,413.00					
TIF Project ID	0	Total Value	311,050	290,917		32,001	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024601	PETERS FAMILY REVOCABLE TRUST	1	317,831	31069			.00						
2024	2024-660024601	PETERS FAMILY REVOCABLE TRUST	1	310,649	30163			.00						
2023	2023-660024601	PETERS FAMILY REVOCABLE TRUST	1	278,039	29285			.00						
2022	2022-660024601	PETERS, JIMMIE R &	1	271,017	1000	27,432	2,754.00							
2021	2021-660024601	PETERS, JIMMIE R &	1	266,413	1000	26,605	2,341.00							
2020	2020-660024601	PETERS, JIMMIE R &	1	261,976	1000	25,800	2,285.00							
2019	2019-660024601	PETERS, JIMMIE R &	1	253,181	1000	25,020	2,247.00							
2018	2018-660024601	PETERS, JIMMIE R &	1	260,570	1000	24,262	2,166.00							
2017	2017-660024601	PETERS, JIMMIE R &	1	237,857	1000	21,318	1,925.00							
2016	2016-660024601	PETERS, JIMMIE R &	1	231,674	1000	20,667	1,838.00							
2015	2015-660024601	PETERS, JIMMIE R &	1	224,626	1000	20,036	1,791.00							
2014	2014-660024601	PETERS, JIMMIE R &	1	226,443	1000	19,423	1,757.00							
2013	2013-660024601	PETERS, JIMMIE R &	1	213,439	1000	18,829	1,685.00							



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Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1041		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,094.00 x 1.14 = 54,992		
Factor Value			
Adjustments	1.0000		
Lot Value	54,992		



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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	2,559 / 2,559
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,559
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	924 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	312,007	121.93	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	5		
Indicated Value	307,140		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.97	Total Misc Impr	+ 34,229
Roofing Adj	+ 4.49	Garage Cost	+ 34,502
Subfloor Adj	+ -2.15	Total RCN	= 390,090
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 152,135
Plumbing Adj	+ 7.63	Lump Sums	+ 8,668
Basement Adj	+ 0.00	RCNLD	= 246,623
Adj Base Cost	= 125.58	Lot Value	+ 54,992
Total Area	x 2,559	Indicated Value	= 301,615
Adjusted Cost	= 321,359	Value Per SqFt	117.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,623		
Lot Value	54,992		
Indicated Value	301,615	117.86	Per SqFt
Agland Value			
Site Improvements	9,435		
Total Value	311,050	121.55	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	60088	7x4		28	26.84		752
PRCH	SLAB PORCH - COVERED	60089	398		398	25.68		10,221
WODO	WOOD DECK - OPEN	60090	602		602	16.94	15%	8,668
PATO	SLAB PORCH - OPEN	60091	7x4		28	11.48		321
EPSW	ENCLOSED PORCH - SOLID WALL	60092	18x14		252	68.73		17,320



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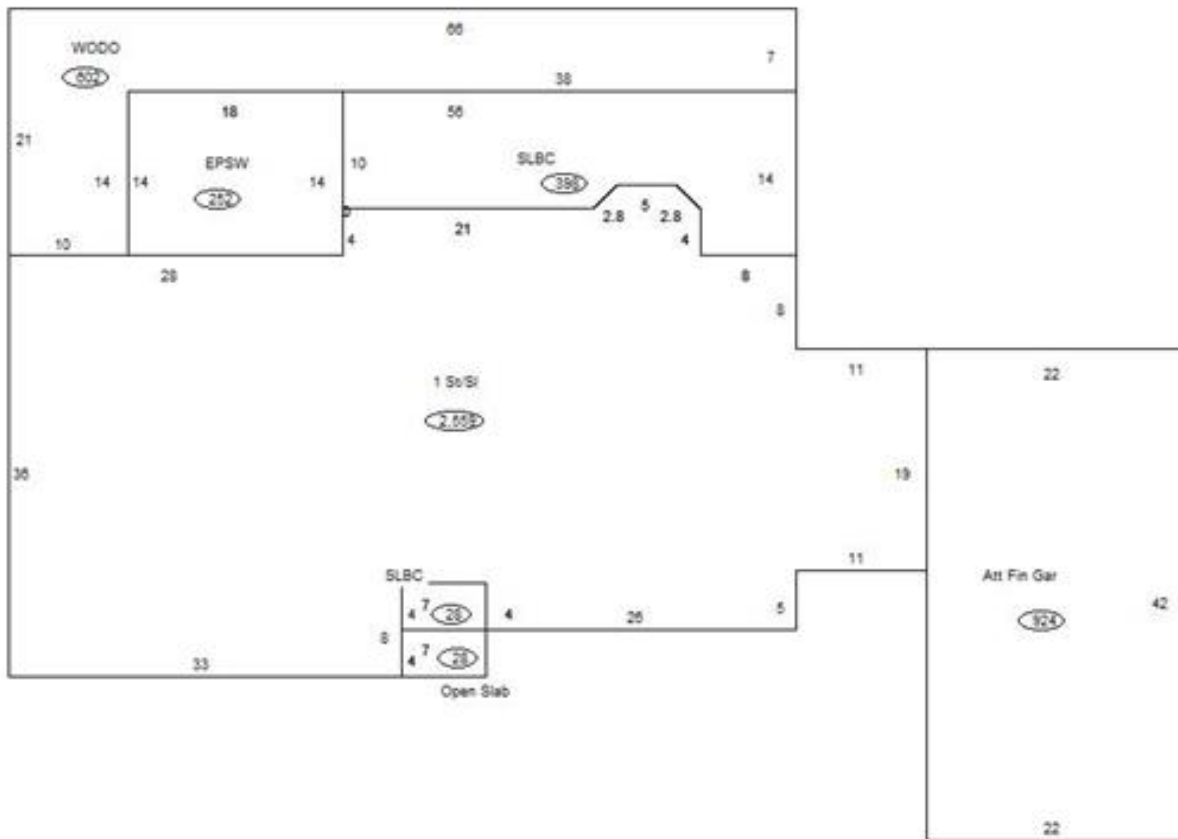
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Sketch Image

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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	2,559	1.000	2,559
2	G	5		13	Att Fin Gar	924	1.000	924
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	398	1.000	398
5	M	WODO		13	WODO	602	1.000	602
6	M	PATO		13	Open Slab	28	1.000	28
7	M	EPSW		13	EPSW	252	1.000	252
Total Building Area						2,559		2,559



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		282
	Qual	3	Cond 3	Year	2017	Eff Age 7
		Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
		Base Cost (54.85 x 282)	15,468	15,468	6,033	9,435