



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	660024603				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0048. 1/20/2022</p>				
Parcel ID	000000-00-0-20130-002-0018								
Cadastral ID	29-20-15-01820								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	261410								
HILL, JOSEPH STEPHEN &									
CARLA J									
630 FORT SPUNKY RD									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	00630 FORT SPUNKY RD								
Subdivision	SPUNKY CREEK I								
Lot/Block	0018 / 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									
Lot/Long: 36.18506710 -95.73830166									
LOT 18 BLOCK 2 SPUNKY CREEK I									
Building Permits									
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					
999/68	WARDS, WILLIAM H TRUSTEE &	08/11/1995	130,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	84,431	37,083	11%	4,079	Assessed	24,654 2,629.60	
Year Frozen	0	Improvements	199,401	187,042		20,575	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	283,832	224,125		24,654	Total Taxable	23,654 2,523.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660024603	HILL, JOSEPH STEPHEN &	1	269,889	1000	22,935	2,446.00		
2024	2024-660024603	HILL, JOSEPH STEPHEN &	1	272,710	1000	22,239	2,346.00		
2023	2023-660024603	HILL, JOSEPH STEPHEN &	1	205,108	1000	21,562	2,213.00		
2022	2022-660024603	HILL, JOSEPH STEPHEN &	1	200,201	1000	21,022	2,110.00		
2021	2021-660024603	HILL, JOSEPH STEPHEN &	1	200,109	1000	21,012	1,849.00		
2020	2020-660024603	HILL, JOSEPH STEPHEN &	1	196,857	1000	20,430	1,809.00		
2019	2019-660024603	HILL, JOSEPH STEPHEN &	1	189,145	1000	19,806	1,779.00		
2018	2018-660024603	HILL, JOSEPH STEPHEN &	1	194,403	1000	20,384	1,819.00		
2017	2017-660024603	HILL, JOSPEH STEPHEN &	1	193,861	0	21,325	1,926.00		
2016	2016-660024603	HILL, JOSPEH STEPHEN &	1	188,915	0	20,781	1,848.00		
2015	2015-660024603	HILL, JOSPEH STEPHEN &	1	185,803	0	20,438	1,827.00		
2014	2014-660024603	HILL, JOSPEH STEPHEN &	1	189,034	0	20,474	1,852.00		
2013	2013-660024603	HILL, JOSPEH STEPHEN &	1	179,084	0	19,499	1,745.00		



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4609 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 107,196.00 x .79 = 84,431 Factor Value Adjustments 1.0000 Lot Value 84,431		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0048. 1/20/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,891 / 2,450
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,891
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	650 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 263,299 107.47 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 32,660 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.02	Total Misc Impr	+ 35,248	Roofing Adj	+ 3.67	Garage Cost	+ 24,629
Subfloor Adj	+ -1.74	Total RCN	= 340,549	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 146,436
Plumbing Adj	+ 7.97	Lump Sums	+ 5,288	Basement Adj	+ 0.00	RCNLD	= 199,401
Adj Base Cost	= 114.56	Lot Value	+ 84,431	Total Area	x 2,450	Indicated Value	= 283,832
		Value Per SqFt	115.85	Adjusted Cost	= 280,672		

Value Reconciliation
Selected Approach Cost Approach Improvements 199,401 Lot Value 84,431 Indicated Value 283,832 115.85 Per SqFt Agland Value Site Improvements Total Value 283,832 115.85 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
GRAT	Garage - Attached	60103	20x10		200	41.27		8,254
PRCH	Porch	60104	95		95	26.63		2,530
WODO	Wood Deck - Open	60105	26x20		520	16.95	40%	5,288
EPSW	ENCLOSED PORCH - SOLID WALL	60106	25x11		275	68.54		18,849



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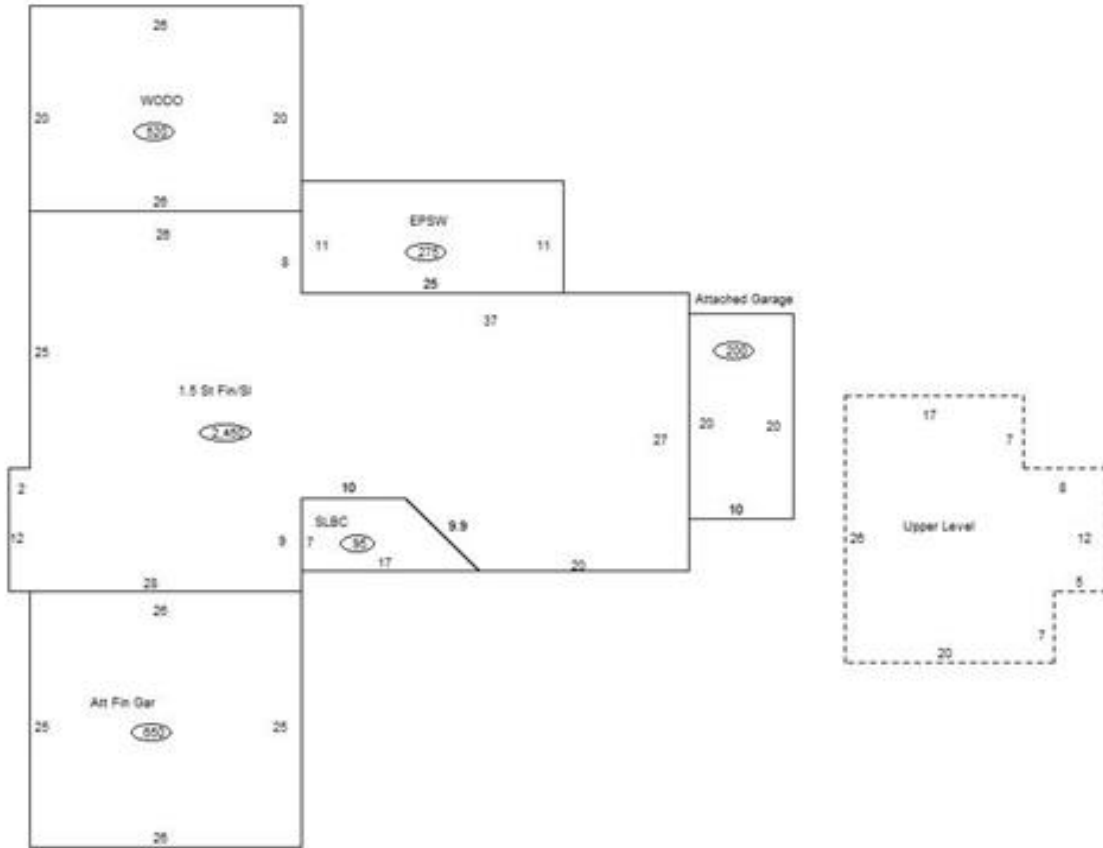
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,891	1.296	2,450
2	G	5		13	Att Fin Gar	650	1.000	650
3	G	1		13	Attached Garage	200	1.000	200
4	M	PRCH		13	SLBC	95	1.000	95
5	M	WODO		13	WODO	520	1.000	520
6	M	EPSW		13	EPSW	275	1.000	275
7	U	^UL	Overhang	13	Upper Level	559	1.000	559
Total Building Area						1,891		2,450