




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	660024605				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0053. 1/20/2022</p>									
Parcel ID	000000-00-0-20130-002-0020													
Cadastral ID	29-20-15-01840													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	189594													
JOHNSON, KENNETH L														
634 FORT SPUNKY RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00634 FORT SPUNKY RD													
Subdivision	SPUNKY CREEK I													
Lot/Block	0020 / 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: 36.18549079 -95.73665648														
Building Permits														
LOT 20 BLOCK 2 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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	57,869	28,424	11%	3,127	Assessed	19,359 2,064.83						
Year Frozen	2008	Improvements	300,426	147,564		16,232	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	358,295	175,988		19,359	Total Taxable	18,359 1,958.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024605	JOHNSON, KENNETH L	1	352,911	1000	18,358	1,958.00							
2024	2024-660024605	JOHNSON, KENNETH L	1	320,743	1000	18,359	1,937.00							
2023	2023-660024605	JOHNSON, KENNETH L	1	295,366	1000	18,358	1,884.00							
2022	2022-660024605	JOHNSON, KENNETH L	1	295,251	1000	18,359	1,843.00							
2021	2021-660024605	JOHNSON, KENNETH L	1	307,290	1000	18,359	1,615.00							
2020	2020-660024605	JOHNSON, KENNETH L	1	305,433	1000	18,358	1,626.00							
2019	2019-660024605	JOHNSON, KENNETH L	1	289,763	1000	18,358	1,649.00							
2018	2018-660024605	JOHNSON, KENNETH L	1	301,712	1000	18,359	1,639.00							
2017	2017-660024605	JOHNSON, KENNETH L	1	299,157	1000	18,358	1,658.00							
2016	2016-660024605	JOHNSON, KENNETH L	1	290,895	1000	18,359	1,633.00							
2015	2015-660024605	JOHNSON, KENNETH L	1	282,440	1000	18,358	1,641.00							
2014	2014-660024605	JOHNSON, KENNETH L	1	287,864	1000	18,359	1,661.00							
2013	2013-660024605	JOHNSON, KENNETH L	1	273,130	1000	18,358	1,643.00							



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2142	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,889.00 x 1.09 = 57,869	
Factor Value		
Adjustments	1.0000	
Lot Value	57,869	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	3,542 / 3,542
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,542
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	806 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	406,849	114.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	375,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.19	Total Misc Impr	+	11,795			
Roofing Adj	+ 4.91	Garage Cost	+	37,592			
Subfloor Adj	+ -3.17	Total RCN	=	494,687			
Heat/Cool Adj	+ 14.47	Depreciation (40%)	-	197,875			
Plumbing Adj	+ 6.32	Lump Sums	+	3,614			
Basement Adj	+ 0.00	RCNLD	=	300,426			
Adj Base Cost	= 125.72	Lot Value	+	57,869			
Total Area	x 3,542	Indicated Value	=	358,295			
Adjusted Cost	= 445,300	Value Per SqFt		101.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,426		
Lot Value	57,869		
Indicated Value	358,295	101.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	358,295	101.16	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	60117		98	98	29.22		2,864
WODO	WOOD DECK - OPEN	60118	30x14		420	19.12	55%	3,614
PATO	SLAB PORCH - OPEN	60119	18x12		216	11.58		2,501



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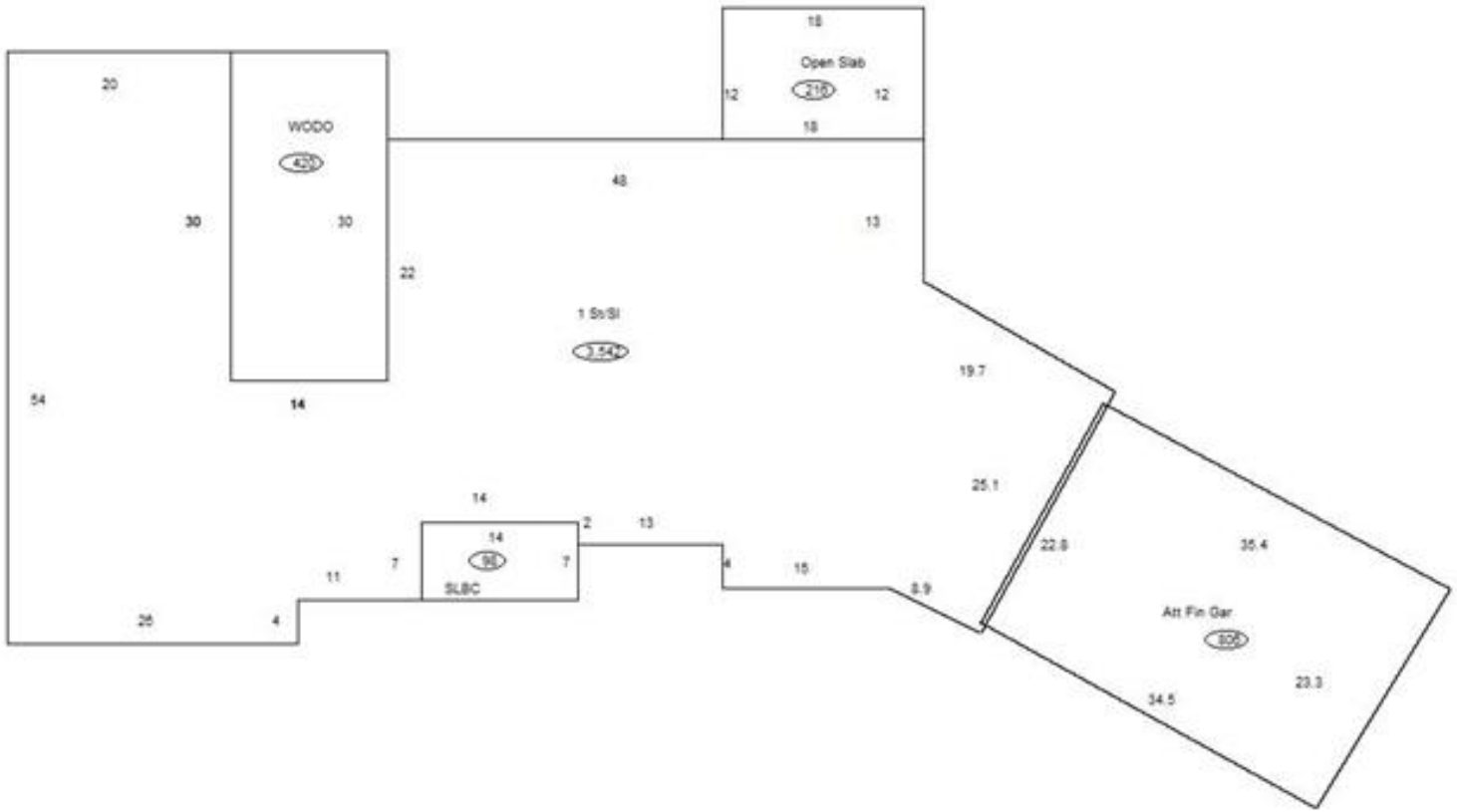
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Sketch Image

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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	3,542	1.000	3,542
2	G	5		13	Att Fin Gar	806	1.000	806
3	M	PRCH		13	SLBC	98	1.000	98
4	M	WODO		13	WODO	420	1.000	420
5	M	PATO		13	Open Slab	216	1.000	216
Total Building Area						3,542		3,542