




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:55:50
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Assessment Data					Primary Image																																																																																																																				
Account 660024608 Parcel ID 000000-00-0-20130-003-0002 Cadastral ID 29-20-15-01870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 262210 CARINI, JAMES C & KATHLEEN L REVOCABLE LIVING TRUST 129 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs 00129 SPUNKY CREEK DR Subdivision SPUNKY CREEK I Lot/Block 0002 / 0003 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_0055. 1/20/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18872648 -95.73458592 LOT 2 BLOCK 3 SPUNKY CREEK I																																																																																																																									
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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1607	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,561.00 x 1.12 = 56,473	
Factor Value		
Adjustments	1.0000	
Lot Value	56,473	

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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	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	2,175 / 2,175
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,175
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 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	231,227	106.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	225,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.65	Total Misc Impr	+	13,656			
Roofing Adj	+ 4.60	Garage Cost	+	20,840			
Subfloor Adj	+ -2.19	Total RCN	=	301,673			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	132,736			
Plumbing Adj	+ 7.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	168,937			
Adj Base Cost	= 122.84	Lot Value	+	56,473			
Total Area	x 2,175	Indicated Value	=	225,410			
Adjusted Cost	= 267,177	Value Per SqFt		103.64			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,937		
Lot Value	56,473		
Indicated Value	225,410	103.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,410	103.64	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	60126	21x7		147	26.47		3,891
PRCH	SLAB PORCH - COVERED	60127	8x8		64	26.73		1,711
PATO	SLAB PORCH - OPEN	60128	18x14		252	9.68		2,439



Rogers

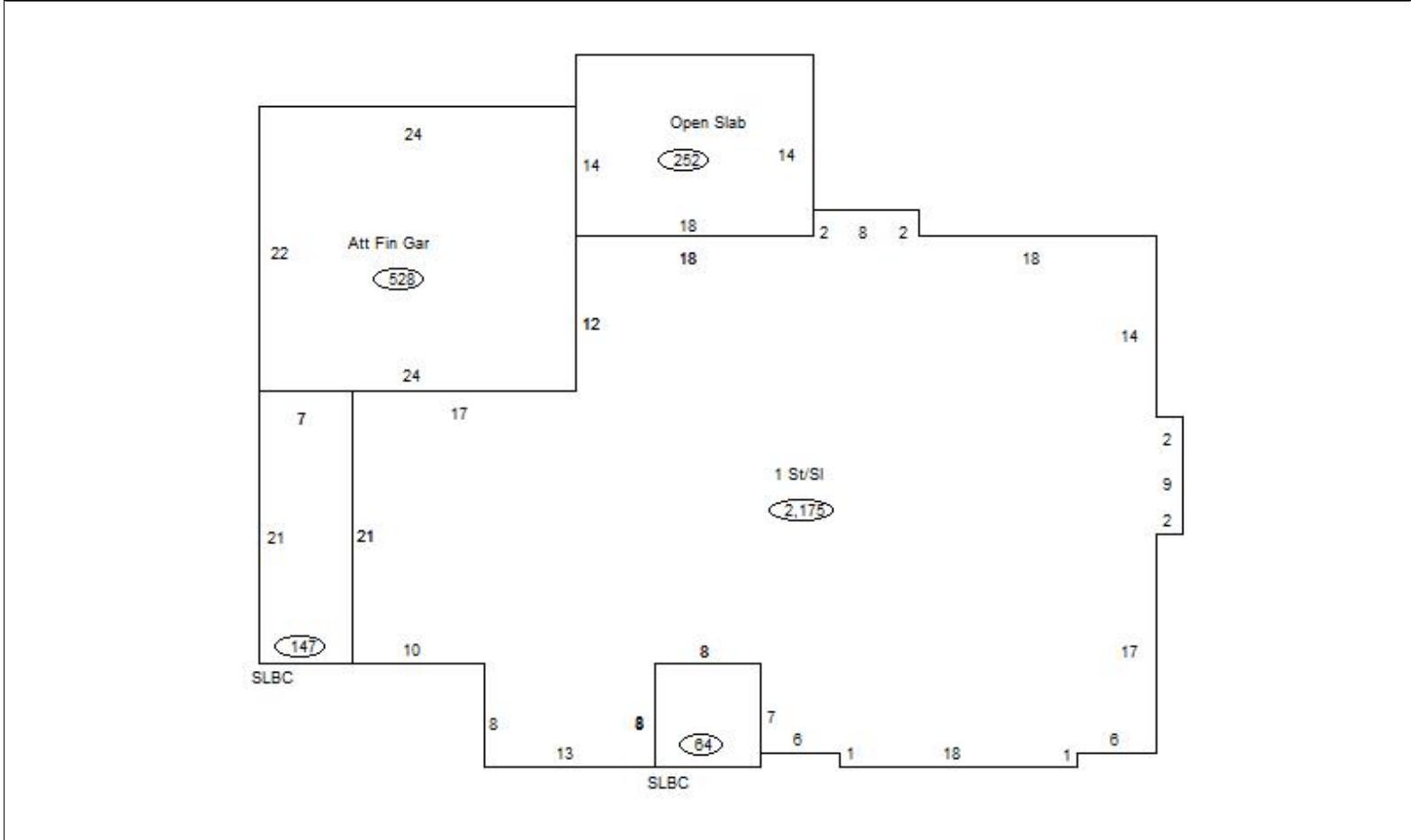
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Sketch Image

660024608



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,175	1.000	2,175
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	147	1.000	147
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						2,175		2,175