



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:55:52
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Assessment Data					Primary Image																																																	
Account 660024609 Parcel ID 000000-00-0-20130-003-0003 Cadastral ID 29-20-15-01880 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345345 VAUGHT, RYAN R & YOLANDA 131 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs 00131 SPUNKY CREEK DR Subdivision SPUNKY CREEK I Lot/Block 0003 / 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_0058. 1/20/2022</p>																																																	
Legal Description Lot/Long: 36.18868211 -95.73522472																																																						
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																																													
H	Homestead	No	1,000		/	SEC OF HUD	09/20/2024	0	3																																													
					/	GREGORY, MARVIN E	02/17/2023	0	3																																													
					1028/894	GIBSON, HUBERT &	06/10/1996	115,000	Yes																																													
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>2025</td> <td>Land Value</td> <td>56,976</td> <td>56,976</td> <td>11%</td> <td>6,267</td> <td>Assessed</td> <td>25,621 2,732.74</td> </tr> <tr> <td>Year Frozen</td> <td>2009</td> <td>Improvements</td> <td>176,496</td> <td>175,947</td> <td></td> <td>19,354</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>233,472</td> <td>232,923</td> <td></td> <td>25,621</td> <td>Total Taxable</td> <td>25,621 2,733.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2025	Land Value	56,976	56,976	11%	6,267	Assessed	25,621 2,732.74	Year Frozen	2009	Improvements	176,496	175,947		19,354	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	233,472	232,923		25,621	Total Taxable	25,621 2,733.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024609	VAUGHT, RYAN R & YOLANDA	1	221,832	0	24,401	2,603.00																																															
2024	2024-660024609	VAUGHT, RYAN R & YOLANDA	1	215,884	0	15,939	1,681.00																																															
2023	2023-660024609	SEC OF HUD	1	178,816	1000	14,180	1,455.00																																															
2022	2022-660024609	GREGORY, MARVIN E	1	181,383	1000	14,180	1,423.00																																															
2021	2021-660024609	GREGORY, MARVIN E	1	187,688	1000	14,180	1,248.00																																															
2020	2020-660024609	GREGORY, MARVIN E	1	186,757	1000	14,180	1,256.00																																															
2019	2019-660024609	GREGORY, MARVIN E	1	177,710	1000	14,180	1,273.00																																															
2018	2018-660024609	GREGORY, MARVIN E	1	182,802	1000	14,180	1,266.00																																															
2017	2017-660024609	GREGORY, MARVIN E	1	187,818	1000	14,180	1,280.00																																															
2016	2016-660024609	GREGORY, MARVIN E	1	183,237	1000	14,180	1,261.00																																															
2015	2015-660024609	GREGORY, MARVIN E	1	178,628	1000	14,180	1,267.00																																															
2014	2014-660024609	GREGORY, MARVIN E	1	181,851	1000	14,180	1,283.00																																															
2013	2013-660024609	GREGORY, MARVIN E	1	175,449	1000	14,180	1,269.00																																															



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.18 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,400.00 x 1.11 = 56,976 Factor Value Adjustments 1.0000 Lot Value 56,976		

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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	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,040 / 2,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,040
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 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	226,503	111.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	220,420		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.65	Total Misc Impr	+	25,467			
Roofing Adj	+ 4.68	Garage Cost	+	22,280			
Subfloor Adj	+ -2.19	Total RCN	=	309,642			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	133,146			
Plumbing Adj	+ 7.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	176,496			
Adj Base Cost	= 128.38	Lot Value	+	56,976			
Total Area	x 2,040	Indicated Value	=	233,472			
Adjusted Cost	= 261,895	Value Per SqFt		114.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,496		
Lot Value	56,976		
Indicated Value	233,472	114.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,472	114.45	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	60131	434		434	25.57		11,097
PRCH	SLAB PORCH - COVERED	60132	162		162	26.42		4,280
PRCH	SLAB PORCH - COVERED	60133	16x7		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	60134	8x7		56	26.75		1,498

