




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:55:58
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Assessment Data					Primary Image																																																																																																																				
Account 660024621 Parcel ID 000000-00-0-20140-001-0002 Cadastral ID 29-20-15-02000 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 316156 DOBBS & MUSCARI FAMILY REVOCABLE TRUST 803 HUNTERS POINTE CATOOSA OK 74015-0000 Parcel Location Situs 00803 HUNTERS PT Subdivision SPUNKY CREEK II Lot/Block 0002 / 0001 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\rln\Pictures\2017-07-12 07-12-17\07-12-17 021.J 7/19/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.18814330 -95.73164035																																																																																																																									
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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.307	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,934.00 x 1.06 = 60,296	
Factor Value		
Adjustments	1.0000	
Lot Value	60,296	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,354 / 2,274
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,354
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	644 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	282,543	124.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	257,660		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,731		
Lot Value	60,296		
Indicated Value	242,027	106.43	Per SqFt
Agland Value			
Site Improvements	3,902		
Total Value	245,929	108.15	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.11	Total Misc Impr	+	10,614			
Roofing Adj	+ 3.33	Garage Cost	+	30,519			
Subfloor Adj	+ -2.13	Total RCN	=	315,423			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	135,632			
Plumbing Adj	+ 9.84	Lump Sums	+	1,940			
Basement Adj	+ 0.00	RCNLD	=	181,731			
Adj Base Cost	= 120.62	Lot Value	+	60,296			
Total Area	x 2,274	Indicated Value	=	242,027			
Adjusted Cost	= 274,290	Value Per SqFt		106.43			

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	60193	5x5		25	29.45		736
WODO	WOOD DECK - OPEN	60194	19x4		76	31.90	20%	1,940
PATO	SLAB PORCH - OPEN	60195	25x14		350	9.85		3,448



Rogers

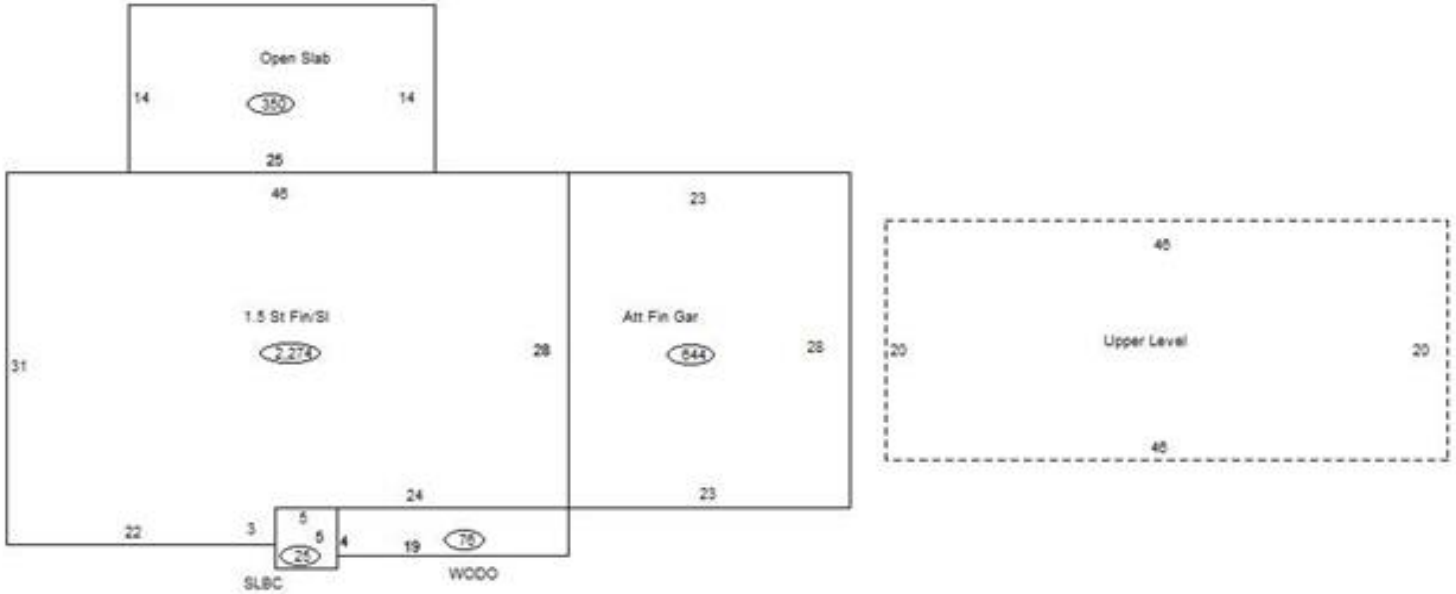
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Sketch Image

660024621



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/Sl	1,354	1.679	2,274
2	G	5		13	Att Fin Gar	644	1.000	644
3	M	PRCH		13	SLBC	25	1.000	25
4	M	WODO		13	WODO	76	1.000	76
5	M	PATO		13	Open Slab	350	1.000	350
6	U	^UL	Overhang	13	Upper Level	920	1.000	920
Total Building Area						1,354		2,274



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (27.79 x 96)		2,668	2,668	1,574	1,094
	STA	STG AVG	20x20x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 400)		2,808	2,808		2,808