




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	660024622				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0092. 1/20/2022</p>									
Parcel ID	000000-00-0-20140-001-0003													
Cadastral ID	29-20-15-02010													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	253007													
CHAPIN, CAROL JANETTE														
TRUSTEE														
805 HUNTERS PT CATOOSA OK 74015-0000														
Parcel Location														
Situs	00805 HUNTERS PT													
Subdivision	SPUNKY CREEK II													
Lot/Block	0003 / 0001	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: 36.18783192 -95.73125916														
LOT 3 BLOCK 1 SPUNKY CREEK II														
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" style="height: 100px;"> </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										
891/710	CHAPIN, BILL R	12/31/1991	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	61,244	27,250	11%	2,998	Assessed	17,585						
Year Frozen	2005	Improvements	298,037	132,608		14,587	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	359,281	159,858		17,585	Total Taxable	16,585						
-107.00														
1,769.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024622	CHAPIN, CAROL JANETTE	1	341,013	1000	16,584	1,769.00							
2024	2024-660024622	CHAPIN, CAROL JANETTE	1	333,338	1000	16,585	1,750.00							
2023	2023-660024622	CHAPIN, CAROL JANETTE	1	279,925	1000	16,585	1,702.00							
2022	2022-660024622	CHAPIN, CAROL JANETTE	1	283,783	1000	16,585	1,665.00							
2021	2021-660024622	CHAPIN, CAROL JANETTE	1	301,832	1000	16,584	1,459.00							
2020	2020-660024622	CHAPIN, CAROL JANETTE	1	299,957	1000	16,585	1,469.00							
2019	2019-660024622	CHAPIN, CAROL JANETTE	1	284,676	1000	16,584	1,489.00							
2018	2018-660024622	CHAPIN, CAROL JANETTE	1	293,315	1000	16,584	1,480.00							
2017	2017-660024622	CHAPIN, CAROL JANETTE	1	284,906	1000	16,584	1,498.00							
2016	2016-660024622	CHAPIN, CAROL JANETTE	1	277,249	1000	16,584	1,475.00							
2015	2015-660024622	CHAPIN, CAROL JANETTE	1	269,720	1000	16,585	1,482.00							
2014	2014-660024622	CHAPIN, CAROL JANETTE	1	274,793	1000	16,585	1,500.00							
2013	2013-660024622	CHAPIN, CAROL JANETTE	1	260,984	1000	16,584	1,484.00							



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3433 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,513.00 x 1.05 = 61,244 Factor Value Adjustments 1.0000 Lot Value 61,244		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	3,366 / 3,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,366
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	400,619	119.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	375,250		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.13	Total Misc Impr	+	36,409			
Roofing Adj	+ 5.57	Garage Cost	+	29,660			
Subfloor Adj	+ -4.27	Total RCN	=	511,223			
Heat/Cool Adj	+ 16.31	Depreciation (43%)	-	219,826			
Plumbing Adj	+ 8.51	Lump Sums	+	4,513			
Basement Adj	+ 0.00	RCNLD	=	295,910			
Adj Base Cost	= 132.25	Lot Value	+	61,244			
Total Area	x 3,366	Indicated Value	=	357,154			
Adjusted Cost	= 445,154	Value Per SqFt		106.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	295,910		
Lot Value	61,244		
Indicated Value	357,154	106.11	Per SqFt
Agland Value			
Site Improvements	2,127		
Total Value	359,281	106.74	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	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
EPSW	ENCLOSED PORCH - SOLID WALL	60199	26x10		260	84.31		21,921
WODO	WOOD DECK - OPEN	60200	26x8		208	27.12	20%	4,513



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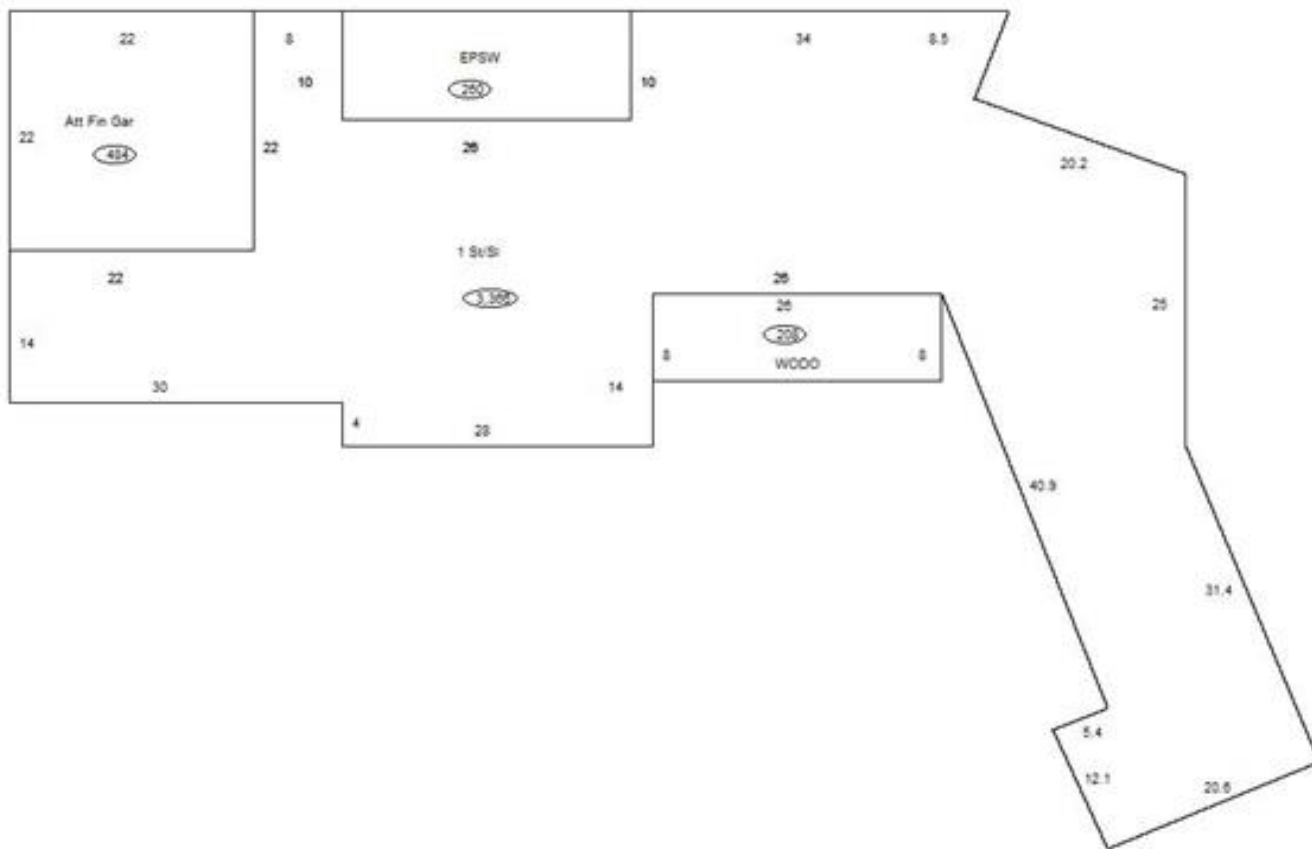
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Sketch Image

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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/Sl	3,366	1.000	3,366
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	EPSW		13	EPSW	260	1.000	260
4	M	WODO		13	WODO	208	1.000	208
Total Building Area						3,366		3,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	10x12x8	Concrete		120
	Qual 3	Cond 3	Year 2023	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
		Base Cost (4.56 x 120)	547	547	38	509
	SHDS	Shed - Small	10x18x6	Concrete	Composition Shingle	180
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (21.93 x 180)	3,947	3,947	2,329	1,618