




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:22:29  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024623 <b>Parcel ID</b> 000000-00-0-20140-001-0004 <b>Cadastral ID</b> 29-20-15-02020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 348010 TRUVER, KYLE EDDIE & LYNDA ALDEN KNOWLTON  810 HUNTERS POINT CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00810 HUNTERS PT <b>Subdivision</b> SPUNKY CREEK II <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 29 / 20 / 15 / 5 <b>Neighborhood</b> 1190 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0093. 1/20/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.18676164 -95.73119149 LOT 4 BLOCK 1 SPUNKY CREEK II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0093. 1/20/2022</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3213	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,558.00 x 1.05 = 60,671	
Factor Value		
Adjustments	1.0313	
Lot Value	62,571	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,750 / 4,562
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,750
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	782 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1979 / 21

Cost Approach		Manual : 01/2025	
Base Cost	99.49	Total Misc Impr	+ 15,955
Roofing Adj	+ 3.69	Garage Cost	+ 47,444
Subfloor Adj	+ -2.67	Total RCN	= 631,687
Heat/Cool Adj	+ 17.38	Depreciation ( 25%)	- 157,922
Plumbing Adj	+ 6.68	Lump Sums	+ 17,645
Basement Adj	+ 0.00	RCNLD	= 491,410
Adj Base Cost	= 124.57	Lot Value	+ 62,571
Total Area	x 4,562	Indicated Value	= 553,981
Adjusted Cost	= 568,288	Value Per SqFt	121.43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	602,194	132.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	547,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	491,410		
Lot Value	62,571		
Indicated Value	553,981	121.43	Per SqFt
Agland Value			
Site Improvements	2,772		
Total Value	556,753	122.04	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	7,721.18		7,721
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PRCH	SLAB PORCH - COVERED	60203	7x2		14	36.64		513
WODO	WOOD DECK - OPEN	60204	986		986	22.37	20%	17,645



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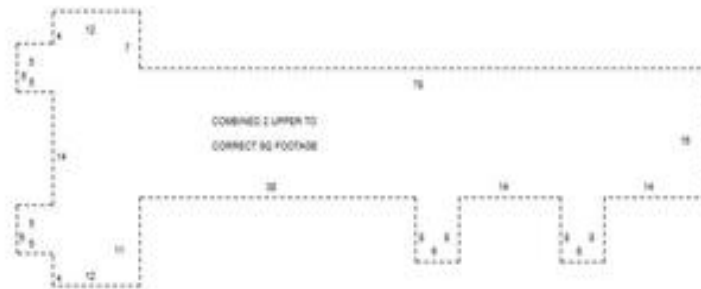
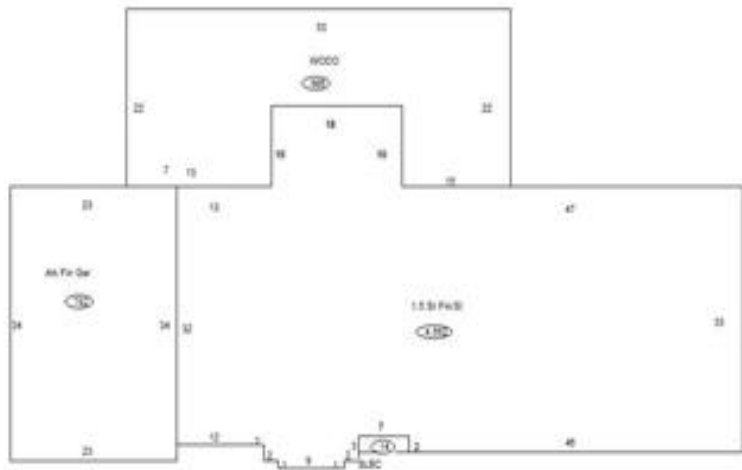
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,750	1.659	4,562
2	G	5		13	Att Fin Gar	782	1.000	782
3	M	PRCH		13	SLBC	14	1.000	14
4	M	WODO		13	WODO	986	1.000	986
5	U	^UL	Overhang	13	0	1,812	1.000	1,812
6	N	0		13	COMBINED 2 UPPER TO		0.000	
7	N	0		13	CORRECT SQ FOOTAGE		0.000	
<b>Total Building Area</b>						2,750		4,562



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x7	Plank	Composition Shingle	144
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (25.00 x 144)	3,600		3,600	828
				2,772