




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 660024626 Parcel ID 000000-00-0-20140-001-0007 Cadastral ID 29-20-15-02050 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 324005 SEGROVES, JAMES T & JANICE A 804 HUNTERS POINT CATOOSA OK 74015-0000 Parcel Location Situs 00804 HUNTERS PT Subdivision SPUNKY CREEK II Lot/Block 0007 / 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\Randy Necessary\Pictures\101_0119\IMG_0105. 1/20/2022</p>																																																	
Legal Description Lot/Long: 36.18759553 -95.73263134																																																						
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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2697/665	LOYD, MILTON & BARBARA	03/13/2018	164,500	YES																																													
					2250/927	ARZE, GUIDO J	06/13/2012	170,000	YES																																													
					1592/192	LANDRENEAU, DAVID W	05/25/2004	152,500	YES																																													
					1069/419	CHASE, CECIL J	06/16/1997	101,500	Yes																																													
					1012/367	BREWER, PHILLIP K	01/05/1996	96,000	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>2019</td> <td>Land Value</td> <td>53,723</td> <td>42,855</td> <td>11%</td> <td>4,714</td> <td>Assessed</td> <td>21,360 2,278.26</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>170,058</td> <td>151,326</td> <td></td> <td>16,646</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>223,781</td> <td>194,181</td> <td></td> <td>21,360</td> <td>Total Taxable</td> <td>21,360 2,278.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2019	Land Value	53,723	42,855	11%	4,714	Assessed	21,360 2,278.26	Year Frozen	0	Improvements	170,058	151,326		16,646	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	223,781	194,181		21,360	Total Taxable	21,360 2,278.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024626	SEGROVES, JAMES T &	1	217,670	0	20,343	2,170.00																																															
2024	2024-660024626	SEGROVES, JAMES T &	1	208,320	0	19,374	2,044.00																																															
2023	2023-660024626	SEGROVES, JAMES T &	1	167,742	0	18,452	1,894.00																																															
2022	2022-660024626	SEGROVES, JAMES T &	1	165,489	0	18,204	1,827.00																																															
2021	2021-660024626	SEGROVES, JAMES T &	1	175,001	0	19,250	1,694.00																																															
2020	2020-660024626	SEGROVES, JAMES T &	1	172,381	0	18,962	1,679.00																																															
2019	2019-660024626	SEGROVES, JAMES T &	1	166,428	0	18,307	1,644.00																																															
2018	2018-660024626	SEGROVES, JAMES T &	1	193,894	1000	20,328	1,814.00																																															
2017	2017-660024626	LOYD, MILTON & BARBARA	1	192,373	1000	20,042	1,810.00																																															
2016	2016-660024626	LOYD, MILTON & BARBARA	1	187,532	1000	19,429	1,728.00																																															
2015	2015-660024626	LOYD, MILTON & BARBARA	1	183,225	1000	18,834	1,683.00																																															
2014	2014-660024626	LOYD, MILTON & BARBARA	1	184,606	1000	18,257	1,652.00																																															
2013	2013-660024626	LOYD, MILTON & BARBARA	1	169,963	1000	17,696	1,584.00																																															




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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0555 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,978.00 x 1.17 = 53,723 Factor Value Adjustments 1.0000 Lot Value 53,723		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0105. 1/20/2022</p>

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	1,962 / 1,962
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	221,696 112.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	215,030 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	170,058
Lot Value	53,723
Indicated Value	223,781 114.06 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,781 114.06 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.13	Total Misc Impr	+	28,652
Roofing Adj	+ 4.72	Garage Cost	+	17,775
Subfloor Adj	+ 0.00	Total RCN	=	298,348
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	128,290
Plumbing Adj	+ 7.91	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	170,058
Adj Base Cost	= 128.40	Lot Value	+	53,723
Total Area	x 1,962	Indicated Value	=	223,781
Adjusted Cost	= 251,921	Value Per SqFt		114.06

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	60221		203	203	26.29		5,337
PRCH	SLAB PORCH - COVERED	60222	16x12		192	26.33		5,055
PATO	SLAB PORCH - OPEN	60223	12x12		144	11.07		1,594
PRCH	SLAB PORCH - COVERED	119178	24x18		432	25.58		11,051



Rogers

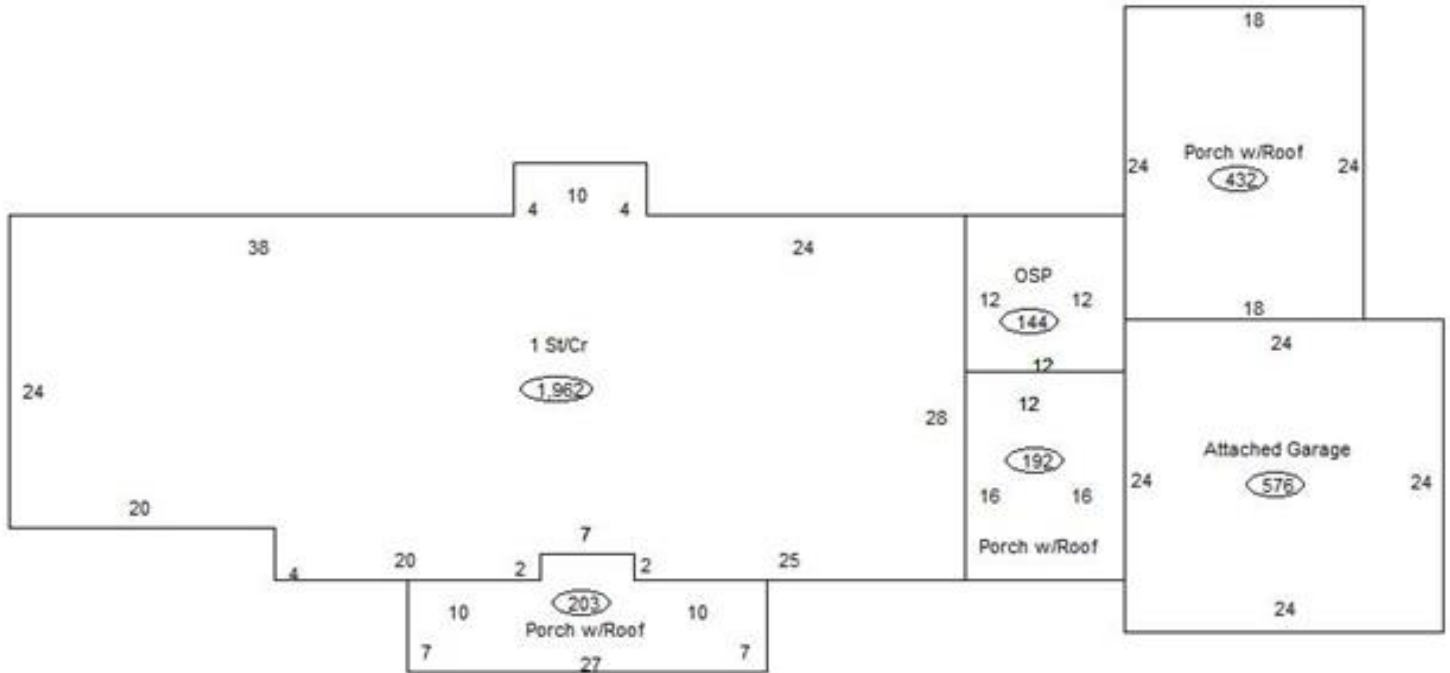
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Sketch Image

660024626



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,962	1.000	1,962
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	203	1.000	203
4	M	PRCH		13	SLBC	192	1.000	192
5	M	PATO		13	Open Slab	144	1.000	144
6	M	PRCH		13	SLBC	432	1.000	432
Total Building Area						1,962		1,962