



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	660024627				<p>\\tsclient\C\Users\rln\Pictures\2017-07-12 07-12-17\07-12-17 041.J 7/19/2017</p>									
Parcel ID	000000-00-0-20140-001-0008													
Cadastral ID	29-20-15-02060													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	321002													
ROACH, RODNEY S & JESSICA L														
414 TIMBERCREST RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00414 TIMBERCREST RD													
Subdivision	SPUNKY CREEK II													
Lot/Block	0008 / 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 Lat/Long: 36.18785981 -95.73299781														
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										
LOT 8 BLOCK 1 SPUNKY CREEK II														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					2621/673	HENRIQUEZ-GIL, HARVEY L &	03/24/2017	260,000	YES					
					1234/531	JAYNES, CONNIE J & SCOTT W-CO-TI	06/14/2000	194,000	Yes					
					894/53	JAYNES, CONNIE J & SCOTT W-CO-TI	09/14/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2018	Land Value	56,734	54,466	11%	5,991	Assessed	32,209	3,435.41					
Year Frozen	0	Improvements	238,348	238,348		26,218	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	295,082	292,814		32,209	Total Taxable	32,209	3,435.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024627	ROACH, RODNEY S & JESSICA L	1	288,331	0	30,675	3,272.00							
2024	2024-660024627	ROACH, RODNEY S & JESSICA L	1	286,607	0	29,215	3,082.00							
2023	2023-660024627	ROACH, RODNEY S & JESSICA L	1	252,945	0	27,824	2,856.00							
2022	2022-660024627	ROACH, RODNEY S & JESSICA L	1	251,430	0	27,658	2,776.00							
2021	2021-660024627	ROACH, RODNEY S & JESSICA L	1	264,858	0	29,135	2,563.00							
2020	2020-660024627	ROACH, RODNEY S & JESSICA L	1	263,423	0	28,960	2,565.00							
2019	2019-660024627	ROACH, RODNEY S & JESSICA L	1	250,732	0	27,581	2,477.00							
2018	2018-660024627	ROACH, RODNEY S & JESSICA L	1	258,143	0	28,396	2,535.00							
2017	2017-660024627	ROACH, RODNEY S & JESSICA L	1	247,248	1000	26,197	2,366.00							
2016	2016-660024627	HENRIQUEZ-GIL, HARVEY L &	1	240,843	1000	25,493	2,267.00							
2015	2015-660024627	HENRIQUEZ-GIL, HARVEY L &	1	234,095	1000	24,750	2,212.00							
2014	2014-660024627	HENRIQUEZ-GIL, HARVEY L &	1	240,805	1000	24,876	2,250.00							
2013	2013-660024627	HENRIQUEZ-GIL, HARVEY L &	1	234,831	1000	24,122	2,159.00							




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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1707 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,996.00 x 1.11 = 56,734 Factor Value Adjustments 1.0000 Lot Value 56,734		 <p>\\tsclient\C\Users\rln\Pictures\2017-07-12 07-12-17\07-12-17 041.J 7/19/2017</p>

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% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	2,761 / 2,981
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,761
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	342,595 114.93 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	325,810 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	234,271
Lot Value	56,734
Indicated Value	291,005 97.62 Per SqFt
Agland Value	
Site Improvements	4,077
Total Value	295,082 98.99 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.47	Total Misc Impr	+	12,751
Roofing Adj	+ 5.26	Garage Cost	+	29,696
Subfloor Adj	+ -3.01	Total RCN	=	405,205
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	174,238
Plumbing Adj	+ 7.50	Lump Sums	+	3,304
Basement Adj	+ 0.00	RCNLD	=	234,271
Adj Base Cost	= 121.69	Lot Value	+	56,734
Total Area	x 2,981	Indicated Value	=	291,005
Adjusted Cost	= 362,758	Value Per SqFt		97.62

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	60226	220		220	28.73		6,321
WODO	WOOD DECK - OPEN	60227	432		432	19.12	60%	3,304



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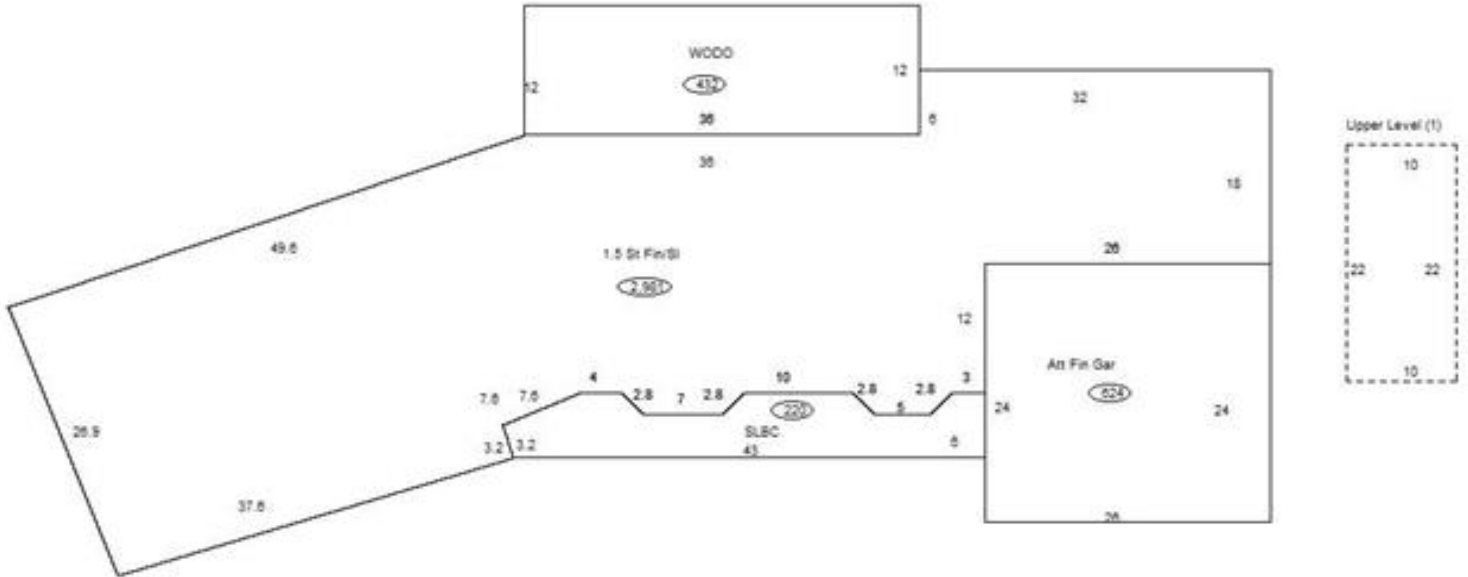
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Sketch Image

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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/Sl	2,761	1.080	2,981
2	G	5		13	Att Fin Gar	624	1.000	624
3	M	PRCH		13	SLBC	220	1.000	220
4	M	WODO		13	WODO	432	1.000	432
5	U	^UL		13	Upper Level (1)	220	1.000	220
Total Building Area						2,761		2,981



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		380
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (53.64 x 380)	20,383	20,383	16,306	4,077