




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:21:03  
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Assessment Data					Primary Image														
<b>Account</b> 660024636 <b>Parcel ID</b> 000000-00-0-20140-001-0017 <b>Cadastral ID</b> 29-20-15-02150 <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> 317827 WILKERSON, STEPHEN C & ANDREA L  432 TIMBERCREST RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00432 TIMBERCREST RD <b>Subdivision</b> SPUNKY CREEK II <b>Lot/Block</b> 0017 / 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_0122. 1/20/2022</p>														
<b>Legal Description</b> Lat/Long: 36.18427222 -95.73289444																			
LOT 17 BLOCK 1 SPUNKY CREEK II					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2536/304	BECKER, LISA D	02/11/2016	256,000	YES										
					925/52	MARDEN, DALE F	08/03/1993	169,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2017		Land Value 53,624	39,498	11%	4,345	Assessed	33,829	3,608.20										
Year Frozen	0		Improvements 305,376	268,040		29,484	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		<b>Total Value</b> 359,000	307,538		33,829	<b>Total Taxable</b>	32,829	3,502.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024636	WILKERSON, STEPHEN C &			1	346,799	1000	31,844	3,396.00										
2024	2024-660024636	WILKERSON, STEPHEN C &			1	351,910	1000	30,887	3,258.00										
2023	2023-660024636	WILKERSON, STEPHEN C &			1	287,249	1000	29,959	3,075.00										
2022	2022-660024636	WILKERSON, STEPHEN C &			1	287,249	1000	29,057	2,917.00										
2021	2021-660024636	WILKERSON, STEPHEN C &			1	265,287	1000	28,182	2,479.00										
2020	2020-660024636	WILKERSON, STEPHEN C &			1	263,800	0	28,943	2,563.00										
2019	2019-660024636	WILKERSON, STEPHEN C &			1	250,585	0	27,564	2,475.00										
2018	2018-660024636	WILKERSON, STEPHEN C &			1	258,447	0	28,429	2,538.00										
2017	2017-660024636	WILKERSON, STEPHEN C &			1	259,500	0	28,545	2,578.00										
2016	2016-660024636	WILKERSON, STEPHEN C &			1	276,413	1000	27,501	2,446.00										
2015	2015-660024636	BECKER, LISA D			1	268,269	1000	26,671	2,384.00										
2014	2014-660024636	BECKER, LISA D			1	274,922	1000	25,865	2,340.00										
2013	2013-660024636	BECKER, LISA D			1	258,228	1000	25,082	2,245.00										




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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0517 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,814.00 x 1.17 = 53,624 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,624		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0122. 1/20/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	2,222 / 3,286
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,222
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	999 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	94.85	<b>Total Misc Impr</b>	+ 36,498	<b>Garage Cost</b>	+ 46,593	<b>Total RCN</b>	= 468,769
<b>Roofing Adj</b>	+ 3.55	<b>Depreciation ( 36%)</b>	- 168,757	<b>Lump Sums</b>	+ 5,364	<b>RCNLD</b>	= 305,376
<b>Subfloor Adj</b>	+ -2.30	<b>Lot Value</b>	+ 53,624	<b>Indicated Value</b>	= 359,000	<b>Value Per SqFt</b>	109.25
<b>Heat/Cool Adj</b>	+ 14.47						
<b>Plumbing Adj</b>	+ 6.80						
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 117.37						
<b>Total Area</b>	x 3,286						
<b>Adjusted Cost</b>	= 385,678						

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	406,184 123.61 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	374,910 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	305,376
<b>Lot Value</b>	53,624
<b>Indicated Value</b>	359,000 109.25 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	359,000 109.25 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	60268		82	82	29.27		2,400
PRCH	SLAB PORCH - COVERED	60269	11x5		55	29.35		1,614
WODO	WOOD DECK - OPEN	60270	562		562	19.09	50%	5,364
EPSW	ENCLOSED PORCH - SOLID WALL	60271	25x14		350	74.44		26,054

