




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:56:15  
Page 1

Assessment Data					Primary Image									
Account	660024643				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0136. 1/20/2022</p>									
Parcel ID	000000-00-0-20140-001-0024													
Cadastral ID	29-20-15-02220													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	188624													
GRIFFEY, DON C														
& JANICE L														
440 TIMBERCREST RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00440 TIMBERCREST RD													
Subdivision	SPUNKY CREEK II													
Lot/Block	0024 / 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: 36.18364227 -95.73550618														
LOT 24 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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	50,818	39,437	11%	4,338	Assessed	20,329	2,168.29					
Year Frozen	0	Improvements	164,492	145,364		15,991	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	215,310	184,801		20,329	Total Taxable	19,329	2,062.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024643	GRIFFEY, DON C	1	196,889	1000	18,737	1,998.00							
2024	2024-660024643	GRIFFEY, DON C	1	206,049	1000	18,161	1,916.00							
2023	2023-660024643	GRIFFEY, DON C	1	169,121	1000	17,603	1,807.00							
2022	2022-660024643	GRIFFEY, DON C	1	169,121	1000	17,603	1,767.00							
2021	2021-660024643	GRIFFEY, DON C	1	177,910	1000	17,834	1,569.00							
2020	2020-660024643	GRIFFEY, DON C	1	175,238	1000	17,285	1,531.00							
2019	2019-660024643	GRIFFEY, DON C	1	170,609	1000	16,753	1,504.00							
2018	2018-660024643	GRIFFEY, DON C	1	181,119	1000	16,236	1,449.00							
2017	2017-660024643	GRIFFEY, DON C	1	176,877	1000	15,734	1,421.00							
2016	2016-660024643	GRIFFEY, DON C	1	172,784	1000	15,246	1,356.00							
2015	2015-660024643	GRIFFEY, DON C	1	168,648	1000	14,774	1,321.00							
2014	2014-660024643	GRIFFEY, DON C	1	170,949	1000	14,314	1,295.00							
2013	2013-660024643	GRIFFEY, DON C	1	165,347	1000	13,869	1,241.00							



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:56:15  
 Page 2

Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9722	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,348.00 x 1.20 = 50,818	
Factor Value		
Adjustments	1.0000	
Lot Value	50,818	

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0119\IMG\_0136. 1/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,268 / 1,940
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	1,268
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	230,584	118.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	251,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.08	Total Misc Impr	+	13,856			
Roofing Adj	+ 3.78	Garage Cost	+	22,974			
Subfloor Adj	+ -1.59	Total RCN	=	263,616			
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	-	123,900			
Plumbing Adj	+ 7.99	Lump Sums	+	16,413			
Basement Adj	+ 0.00	RCNLD	=	156,129			
Adj Base Cost	= 116.90	Lot Value	+	50,818			
Total Area	x 1,940	Indicated Value	=	206,947			
Adjusted Cost	= 226,786	Value Per SqFt		106.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,129		
Lot Value	50,818		
Indicated Value	206,947	106.67	Per SqFt
Agland Value			
Site Improvements	8,363		
Total Value	215,310	110.98	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	60306	12x10		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	60307	24x8		192	26.33		5,055
BALW	BALCONY - WOOD	60308	24x8		192	28.08		5,391
GRDT	Garage - Detached	180649	338		338	32.61		11,022



# Rogers

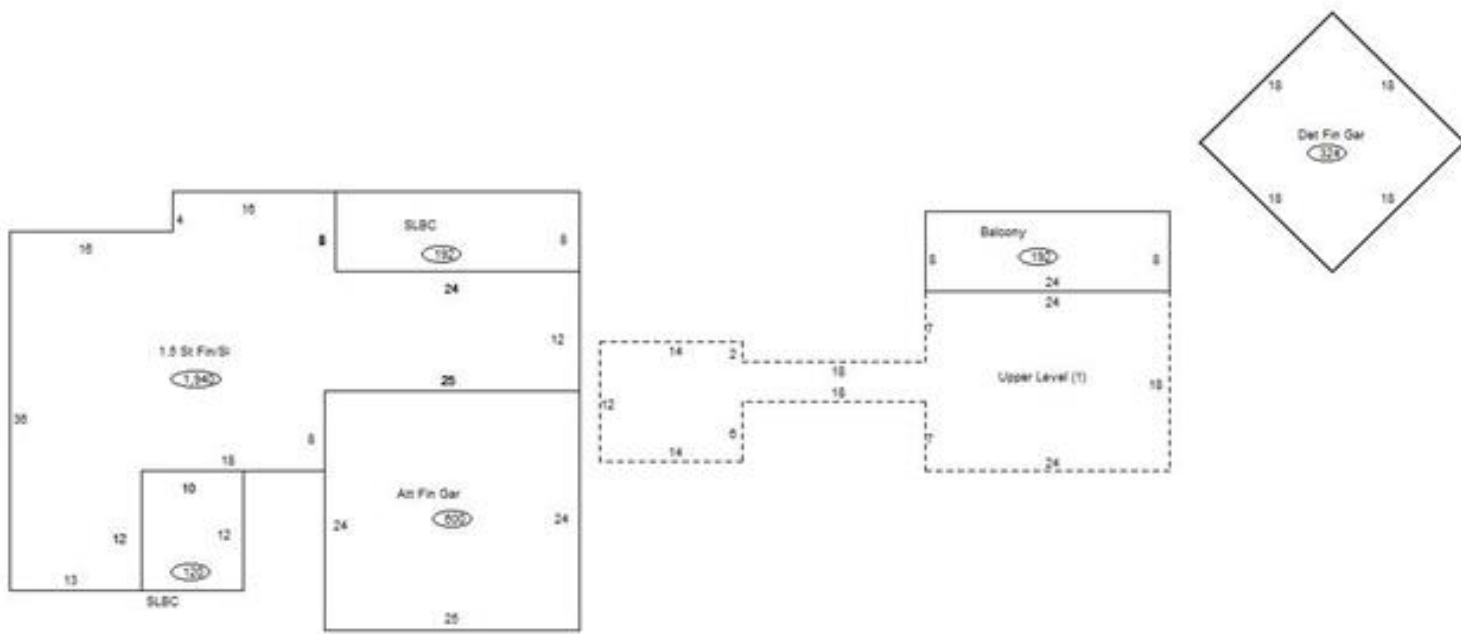
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:56:15  
 Page 3

### Sketch Image

660024643



### 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	1,268	1.530	1,940
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	192	1.000	192
5	M	BALW		13	Balcony	192	1.000	192
6	U	^UL		13	Upper Level (1)	672	1.000	672
7	G	6		13	Det Fin Gar	324	1.000	324
<b>Total Building Area</b>						<b>1,268</b>		<b>1,940</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:56:15  
Page 4

660024643

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			528
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (28.80 x 528)		15,206	15,206	6,843	8,363	