




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:56:16
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Assessment Data					Primary Image														
Account 660024647 Parcel ID 000000-00-0-20140-002-0002 Cadastral ID 29-20-15-02260 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 310072 MORGAN, PHILLIP B 413 TIMBERCREST RD CATOOSA OK 74015-0000 Parcel Location Situs 00413 TIMBERCREST RD Subdivision SPUNKY CREEK II Lot/Block 0002 / 0002 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_0153. 1/20/2022</p>														
Legal Description Lot/Long: 36.18808443 -95.73400910																			
LOT 2 BLOCK 2 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		2555/89	MORGAN, PHILLIP B &	04/29/2016	0	4										
					2339/138	CROWLEY, SHIRLEY K	06/28/2013	190,000	YES										
					2339/134	CROWLEY, ART C	06/28/2013	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0	Land Value	58,101	43,167	11%	4,748	Assessed	24,265	2,588.10										
Year Frozen	2005	Improvements	181,090	177,424		19,517	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	239,191	220,591		24,265	Total Taxable	24,265	2,588.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024647	MORGAN, PHILLIP B			1	227,716	0	23,109	2,465.00										
2024	2024-660024647	MORGAN, PHILLIP B			1	243,547	0	22,009	2,322.00										
2023	2023-660024647	MORGAN, PHILLIP B			1	190,556	0	20,961	2,151.00										
2022	2022-660024647	MORGAN, PHILLIP B			1	193,114	0	20,268	2,035.00										
2021	2021-660024647	MORGAN, PHILLIP B			1	199,805	0	19,303	1,698.00										
2020	2020-660024647	MORGAN, PHILLIP B			1	198,736	0	18,384	1,628.00										
2019	2019-660024647	MORGAN, PHILLIP B			1	189,381	0	17,508	1,572.00										
2018	2018-660024647	MORGAN, PHILLIP B			1	194,718	0	16,675	1,488.00										
2017	2017-660024647	MORGAN, PHILLIP B			1	190,100	0	15,880	1,434.00										
2016	2016-660024647	MORGAN, PHILLIP B			1	185,327	0	15,124	1,345.00										
2015	2015-660024647	MORGAN, PHILLIP B &			1	180,573	0	14,404	1,287.00										
2014	2014-660024647	MORGAN, PHILLIP B &			1	183,670	0	13,719	1,241.00										
2013	2013-660024647	MORGAN, PHILLIP B &			1	176,667	1000	12,065	1,080.00										




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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.223 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 53,275.00 x 1.09 = 58,101 Factor Value Adjustments 1.0000 Lot Value 58,101		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0153. 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	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,171 / 2,171
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,171
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	104.12	Total Misc Impr	+ 15,747				
Roofing Adj	+ 5.14	Garage Cost	+ 22,253				
Subfloor Adj	+ -2.19	Total RCN	= 313,413				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 134,768				
Plumbing Adj	+ 7.15	Lump Sums	+ 2,445				
Basement Adj	+ 0.00	RCNLD	= 181,090				
Adj Base Cost	= 126.86	Lot Value	+ 58,101				
Total Area	x 2,171	Indicated Value	= 239,191				
Adjusted Cost	= 275,413	Value Per SqFt	110.18				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,057	108.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	233,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,090		
Lot Value	58,101		
Indicated Value	239,191	110.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	239,191	110.18	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
EPSW	ENCLOSED PORCH - SOLID WALL	60329	114		114	69.86		7,964
PRCH	SLAB PORCH - COVERED	60330	54		54	26.76		1,445
PATO	SLAB PORCH - OPEN	60331	9x7		63	11.48		723
WODO	WOOD DECK - OPEN	60332	24x15		360	16.98	60%	2,445



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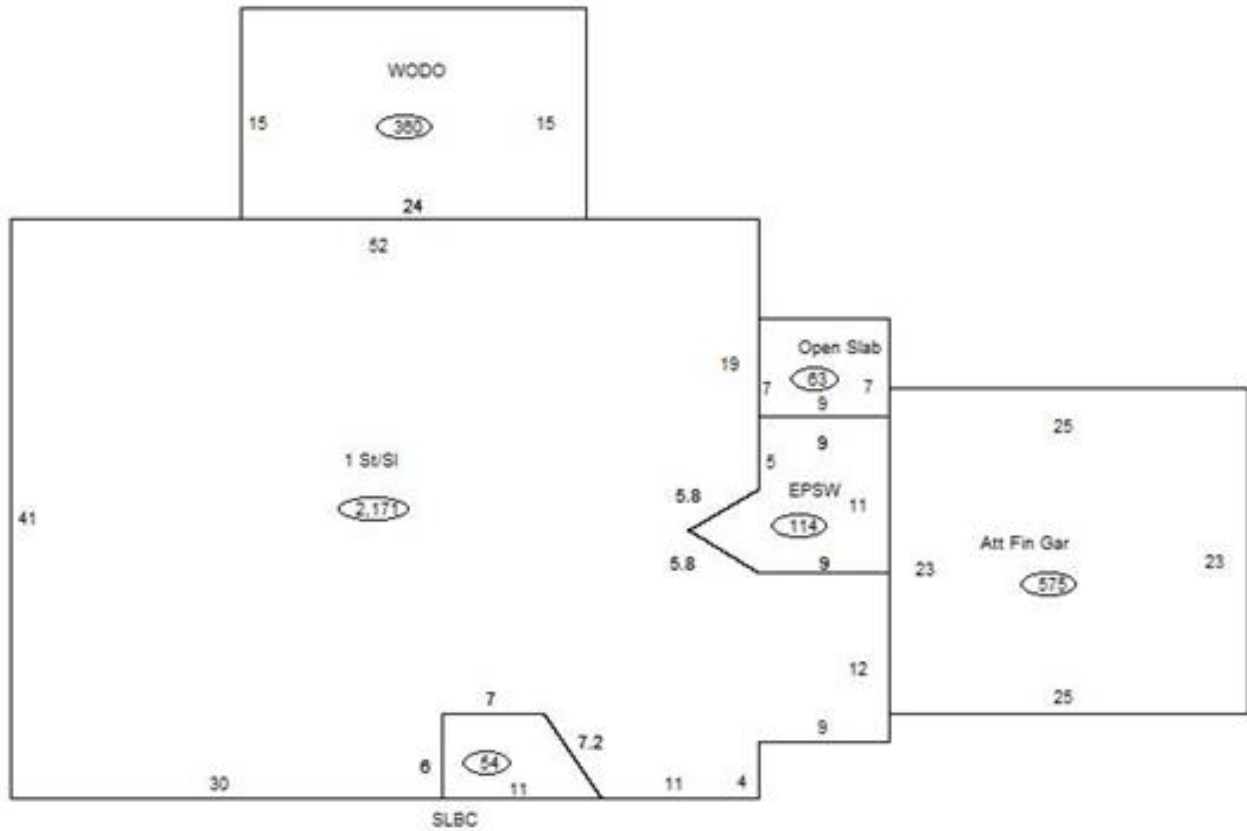
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Sketch Image

660024647



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,171	1.000	2,171
2	G	5		13	Att Fin Gar	575	1.000	575
3	M	EPSW		13	EPSW	114	1.000	114
4	M	PRCH		13	SLBC	54	1.000	54
5	M	PATO		13	Open Slab	63	1.000	63
6	M	WODO		13	WODO	360	1.000	360
Total Building Area						2,171		2,171