




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	660024654				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0011. 1/20/2022</p>									
Parcel ID	000000-00-0-20140-003-0003													
Cadastral ID	29-20-15-02330													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	188894													
NEWBERRY, RICHARD L														
736 KINGFISHER RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00736 KINGFISHER RD													
Subdivision	SPUNKY CREEK II													
Lot/Block	0003 / 0003	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: 36.18612277 -95.73434062														
Building Permits														
LOT 3 BLOCK 3 SPUNKY CREEK II														
<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	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	51,310	26,461	11%	2,911	Assessed	11,721	1,250.16					
Year Frozen	2006	Improvements	155,299	80,089		8,810	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	206,609	106,550		11,721	Total Taxable	10,721	1,144.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024654	NEWBERRY, RICHARD L	1	196,214	1000	10,721	1,144.00							
2024	2024-660024654	NEWBERRY, RICHARD L	1	205,358	1000	10,720	1,131.00							
2023	2023-660024654	NEWBERRY, RICHARD L	1	183,537	1000	10,720	1,100.00							
2022	2022-660024654	NEWBERRY, RICHARD L	1	188,099	1000	10,721	1,076.00							
2021	2021-660024654	NEWBERRY, RICHARD L	1	184,999	1000	10,720	943.00							
2020	2020-660024654	NEWBERRY, RICHARD L	1	182,176	1000	10,721	950.00							
2019	2019-660024654	NEWBERRY, RICHARD L	1	175,523	1000	10,720	963.00							
2018	2018-660024654	NEWBERRY, RICHARD L	1	178,741	1000	10,720	957.00							
2017	2017-660024654	NEWBERRY, RICHARD L	1	169,080	1000	10,720	968.00							
2016	2016-660024654	NEWBERRY, RICHARD L	1	165,091	1000	10,721	954.00							
2015	2015-660024654	NEWBERRY, RICHARD L	1	160,358	1000	10,720	958.00							
2014	2014-660024654	NEWBERRY, RICHARD L	1	163,116	1000	10,721	970.00							
2013	2013-660024654	NEWBERRY, RICHARD L	1	156,535	1000	10,721	960.00							



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Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9816		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	42,758.00 x 1.20 = 51,310		
Factor Value			
Adjustments	1.0000		
Lot Value	51,310		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	202,845	116.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	207,760		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.69	Total Misc Impr	+ 15,110
Roofing Adj	+ 4.84	Garage Cost	+ 21,511
Subfloor Adj	+ -2.31	Total RCN	= 271,138
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 116,589
Plumbing Adj	+ 8.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,549
Adj Base Cost	= 134.78	Lot Value	+ 51,310
Total Area	x 1,740	Indicated Value	= 205,859
Adjusted Cost	= 234,517	Value Per SqFt	118.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,549		
Lot Value	51,310		
Indicated Value	205,859	118.31	Per SqFt
Agland Value			
Site Improvements	750		
Total Value	206,609	118.74	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	60366	9x5		45	26.79		1,206
PRCH	SLAB PORCH - COVERED	60367	20x12		240	26.18		6,283
PATO	SLAB PORCH - OPEN	60368	188		188	10.67		2,006



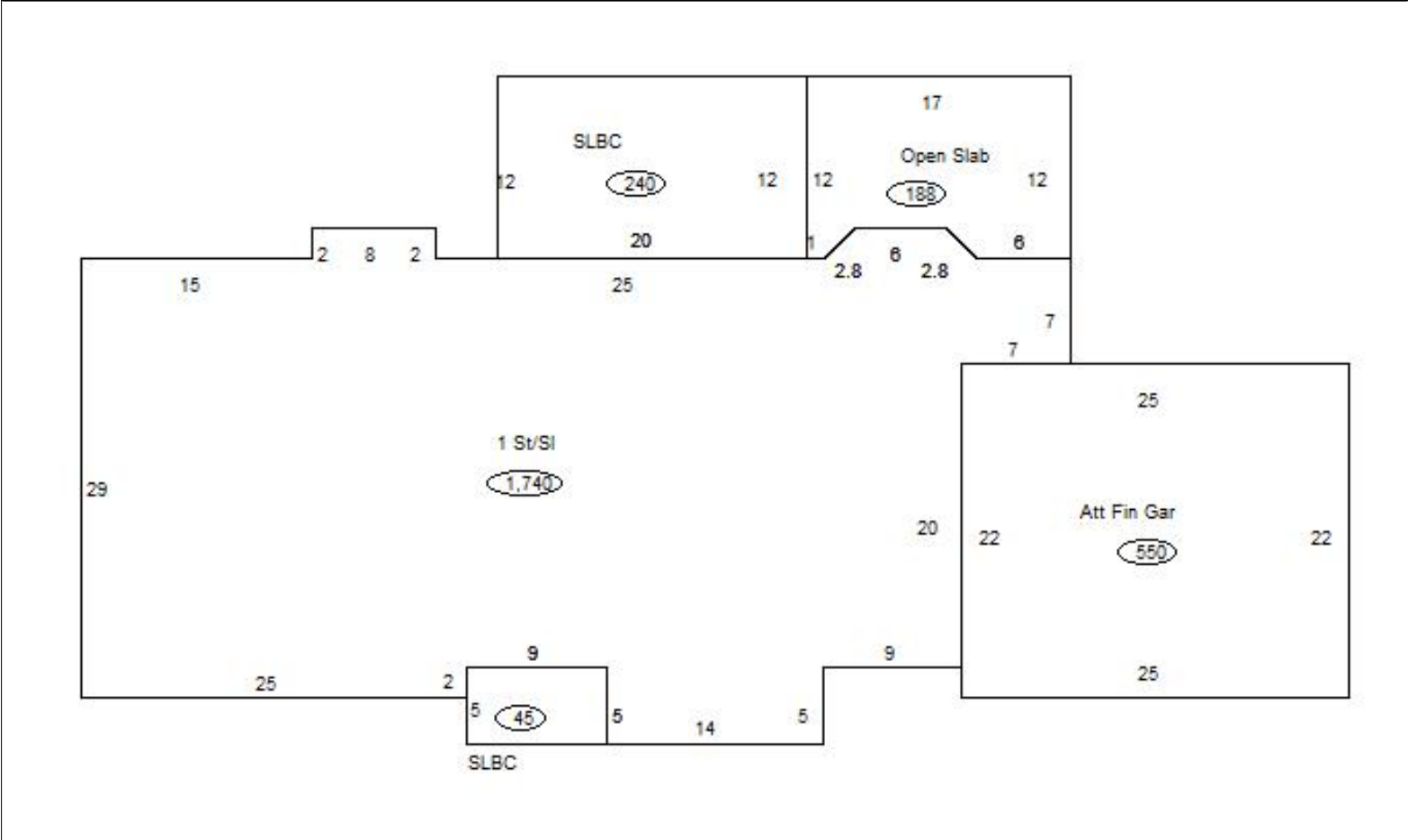
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,740	1.000	1,740
2	G	5		13	Att Fin Gar	550	1.000	550
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Open Slab	188	1.000	188
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x12x6	Concrete	Composition Shingle	216
	Qual	2	Cond 3	Year 1978	Eff Age 36	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (17.37 x 216)		3,752		3,752 3,002		750