



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	660024661				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0030. 1/20/2022</p>				
Parcel ID	000000-00-0-20140-003-0010								
Cadastral ID	29-20-15-02400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	1 - CATOOSA OT								
Name ID	335463								
TAYLOR 2021 TRUST									
BEVERLY TAYLOR									
TRUSTEE									
903 FOX HOLLOW									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	00903 FOX HOLLOW								
Subdivision	SPUNKY CREEK II								
Lot/Block	0010 / 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: 36.18543655 -95.73525485									
Building Permits									
LOT 10 BLOCK 3 SPUNKY CREEK II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Number	Description	Opened	Closed	Amount
H	Homestead	Yes	1,000	1,000	/	TAYLOR, GLEN W & BEVERLY J	07/20/2021		0 WB
Parcel Valuation					Sale History				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	68,724	42,015	11%	4,622	Assessed	29,377	3,133.35
Year Frozen	0	Improvements	262,003	225,042		24,755	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	330,727	267,057		29,377	Total Taxable	28,377	3,027.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660024661	TAYLOR 2021 TRUST			1	317,622	1000	27,521	2,935.00
2024	2024-660024661	TAYLOR 2021 TRUST			1	298,103	1000	26,690	2,816.00
2023	2023-660024661	TAYLOR 2021 TRUST			1	244,397	1000	25,884	2,656.00
2022	2022-660024661	TAYLOR 2021 TRUST			1	247,659	1000	26,242	2,634.00
2021	2021-660024661	TAYLOR 2021 TRUST			1	259,461	1000	27,541	2,423.00
2020	2020-660024661	TAYLOR, GLEN W & BEVERLY J			1	255,228	1000	26,817	2,375.00
2019	2019-660024661	TAYLOR, GLEN W & BEVERLY J			1	245,517	1000	26,007	2,335.00
2018	2018-660024661	TAYLOR, GLEN W & BEVERLY J			1	252,797	1000	26,808	2,393.00
2017	2017-660024661	TAYLOR, GLEN W & BEVERLY J			1	245,691	1000	26,026	2,350.00
2016	2016-660024661	TAYLOR, GLEN W & BEVERLY J			1	239,289	1000	25,322	2,252.00
2015	2015-660024661	TAYLOR, GLEN W & BEVERLY J			1	233,105	1000	24,642	2,203.00
2014	2014-660024661	TAYLOR, GLEN W & BEVERLY J			1	234,981	1000	24,022	2,173.00
2013	2013-660024661	TAYLOR, GLEN W & BEVERLY J			1	224,362	1000	23,294	2,085.00



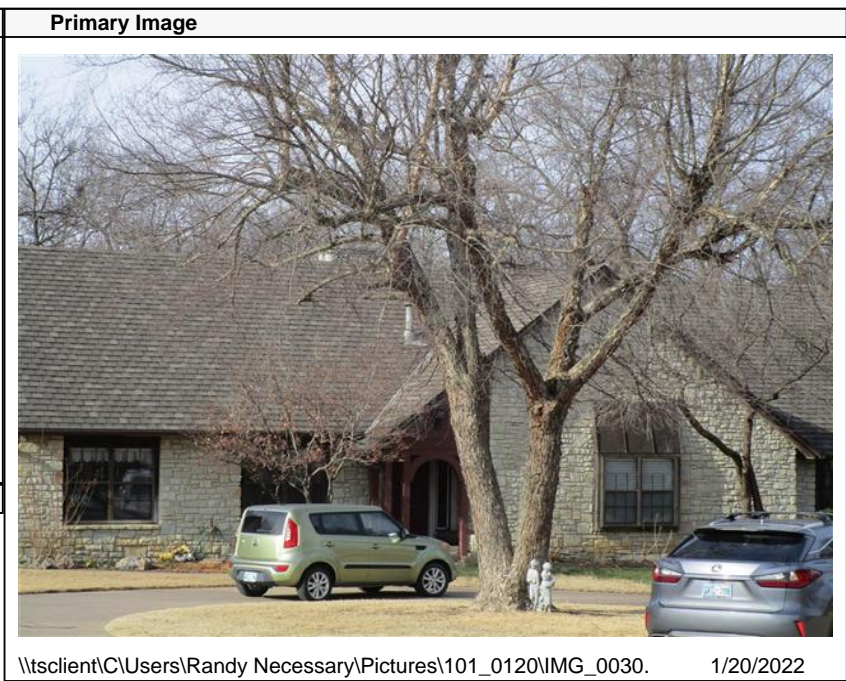
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Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6295		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	70,980.00 x .97 = 68,724		
Factor Value			
Adjustments	1.0000		
Lot Value	68,724		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	2,737 / 3,097
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	2,737
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	394,114	127.26	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	3		
Indicated Value	330,700		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.43	Total Misc Impr	+ 21,565
Roofing Adj	+ 4.54	Garage Cost	+ 40,975
Subfloor Adj	+ -3.92	Total RCN	= 445,020
Heat/Cool Adj	+ 16.31	Depreciation (43%)	- 191,359
Plumbing Adj	+ 8.14	Lump Sums	+ 8,342
Basement Adj	+ 0.00	RCNLD	= 262,003
Adj Base Cost	= 123.50	Lot Value	+ 68,724
Total Area	x 3,097	Indicated Value	= 330,727
Adjusted Cost	= 382,480	Value Per SqFt	106.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,003		
Lot Value	68,724		
Indicated Value	330,727	106.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,727	106.79	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	60399		35	35	33.08		1,158
PATO	SLAB PORCH - OPEN	60400	11x8		88	14.39		1,266
PATO	SLAB PORCH - OPEN	60401	10x10		100	14.39		1,439
PRCH	SLAB PORCH - COVERED	60402	264		264	32.05		8,461
PATO	SLAB PORCH - OPEN	60403	12x12		144	13.87		1,997
WODO	WOOD DECK - OPEN	135089	28x14		392	21.28		8,342

