



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:56:31
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Assessment Data					Primary Image																																																																																																																				
Account 660024668 Parcel ID 000000-00-0-20150-001-0001 Cadastral ID 29-20-15-02470 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 186184 LEE, PATRICIA ELAINE TRUST 153 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs 00153 SPUNKY CREEK DR Subdivision SPUNKY CREEK III Lot/Block 0001 / 0001 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_0120\IMG_0051. 1/21/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18361664 -95.73702563																																																																																																																									
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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.217 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 53,012.00 x 1.09 = 57,943 Factor Value Adjustments 1.0000 Lot Value 57,943		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0051. 1/21/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,630 / 2,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,630
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,527 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach				Manual : 01/2025			
Base Cost	105.14	Total Misc Impr	+ 65,776	Roofing Adj	+ 4.47	Garage Cost	+ 57,018
Subfloor Adj	+ -2.13	Total RCN	= 458,224	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 197,036
Plumbing Adj	+ 7.42	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 261,188
Adj Base Cost	= 127.54	Lot Value	+ 57,943	Total Area	x 2,630	Indicated Value	= 319,131
		Value Per SqFt	121.34	Adjusted Cost	= 335,430		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	372,558 141.66 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	283,930 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	261,188
Lot Value	57,943
Indicated Value	319,131 121.34 Per SqFt
Agland Value	
Site Improvements	15,753
Total Value	334,884 127.33 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	60445	16x8		128	26.53		3,396
CPDT	CARPORT - DETACHED	60447	24x21		504	11.36		5,725
PATO	SLAB PORCH - OPEN	60448	34x8		272	9.34		2,540
EPSW	ENCLOSED PORCH - SOLID WALL	60449	37x20		740	65.54		48,500



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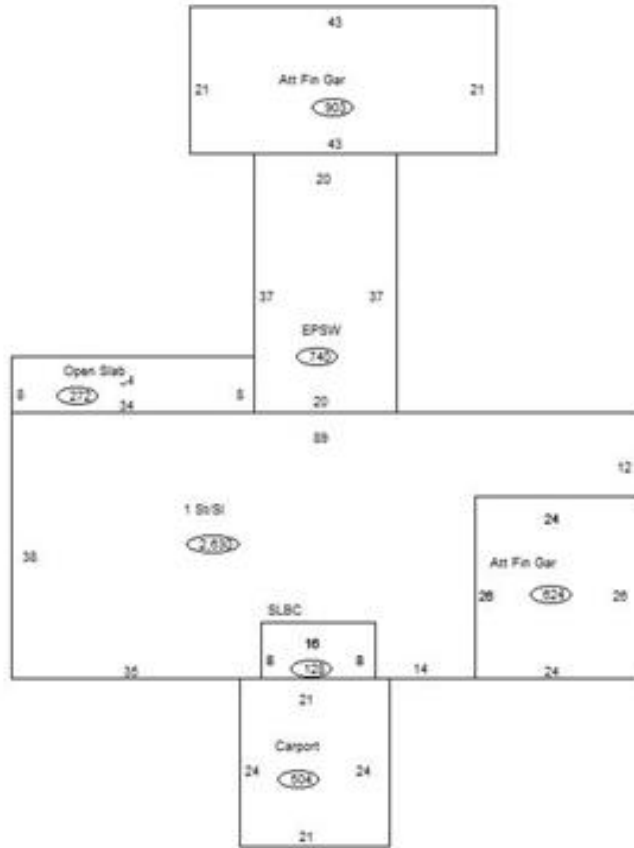
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	2,630	1.000	2,630
2	M	PRCH		20	SLBC	128	1.000	128
3	G	5		20	Att Fin Gar	624	1.000	624
4	M	CPDT		20	Carport	504	1.000	504
5	M	PATO		20	Open Slab	272	1.000	272
6	M	EPSW		20	EPSW	740	1.000	740
7	G	5		20	Att Fin Gar	903	1.000	903
Total Building Area						2,630		2,630



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Pool House - Residential	30x20x0	Concrete		600
	Qual 3	Cond 3	Year 0	Eff Age 1520		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (90.01 x 600)	54,006		54,006	43,205	10,801

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x0	Concrete	Composition Shingle	144
	Qual 3	Cond 3	Year 0	Eff Age 1520		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (23.81 x 144)	3,429		3,429	2,743	686



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		400
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (53.33 x 400)	21,332		21,332	17,066	4,266