




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660024687 <b>Parcel ID</b> 000000-00-0-20150-001-0020 <b>Cadastral ID</b> 29-20-15-02660 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 317061 TIMPANO, MARY JANE  152 SPUNKY CREEK DR CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00152 SPUNKY CREEK DR <b>Subdivision</b> SPUNKY CREEK III <b>Lot/Block</b> 0020 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 29 / 20 / 15 / 5 <b>Neighborhood</b> 1190 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0086. 1/21/2022</p>														
<b>Legal Description</b> Lot/Long: 36.18422516 -95.73773333																			
LOT 20 BLOCK 1 SPUNKY CREEK III					<b>Building Permits</b> <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>1574</td> <td></td> <td>01/2000</td> <td>10/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	1574		01/2000	10/2001	
Number	Description	Opened	Closed	Amount															
1574		01/2000	10/2001																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HVS	Veteran	Yes	999,999	42,327	2514/460	D'ACQUISTO, JEFFREY J &	11/18/2015	320,000	YES										
					2326/780	HANOCH, JOHN W & GAIL A	05/14/2013	330,000	YES										
					879/551	HILTON, SUELENE &	04/20/1992	19,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2016	<b>Land Value</b>	54,788	42,460	11%	4,671	<b>Assessed</b>	42,327	4,514.60										
Year Frozen	0	<b>Improvements</b>	351,469	342,326		37,656	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	42,327	-4,515.00										
TIF Project ID	0	<b>Total Value</b>	406,257	384,786		42,327	<b>Total Taxable</b>	0	0.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024687	TIMPANO, MARY JANE			1	388,768	41094		.00										
2024	2024-660024687	TIMPANO, MARY JANE			1	393,760	39897		.00										
2023	2023-660024687	TIMPANO, MARY JANE			1	352,136	38735		.00										
2022	2022-660024687	TIMPANO, MARY JANE			1	352,136	38735		.00										
2021	2021-660024687	TIMPANO, MARY JANE			1	344,148	37806		.00										
2020	2020-660024687	TIMPANO, MARY JANE			1	341,661	36705		.00										
2019	2019-660024687	TIMPANO, MARY JANE			1	323,961	35636		.00										
2018	2018-660024687	TIMPANO, MARY JANE			1	332,892	36618		.00										
2017	2017-660024687	TIMPANO, MARY JANE			1	329,940	36293		.00										
2016	2016-660024687	TIMPANO, MARY JANE			1	321,026	35313		.00										
2015	2015-660024687	D'ACQUISTO, JEFFREY J &			1	328,613	0	36,148	3,231.00										
2014	2014-660024687	D'ACQUISTO, JEFFREY J &			1	334,337	0	36,778	3,327.00										
2013	2013-660024687	D'ACQUISTO, JEFFREY J &			1	274,158	1000	22,271	1,993.00										



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0963	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,754.00 x 1.15 = 54,788	
Factor Value		
Adjustments	1.0000	
Lot Value	54,788	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,912 / 2,912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,912
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	950 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	391,317	134.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	406,530		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,557		
Lot Value	54,788		
Indicated Value	398,345	136.79	Per SqFt
Agland Value			
Site Improvements	7,912		
Total Value	406,257	139.51	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.68	Total Misc Impr	+	24,358			
Roofing Adj	+ 5.04	Garage Cost	+	44,308			
Subfloor Adj	+ -3.22	Total RCN	=	446,178			
Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	-	102,621			
Plumbing Adj	+ 7.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	343,557			
Adj Base Cost	= 129.64	Lot Value	+	54,788			
Total Area	x 2,912	Indicated Value	=	398,345			
Adjusted Cost	= 377,512	Value Per SqFt		136.79			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2017	1	0.00	
PRCH	Porch	60542	7x5			35	29.42	1,030
EPSW	Enclosed Porch - Solid Wall	60543	26x12			312	74.77	23,328





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	12x18x0	Concrete	Composition Shingle	216	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.75 x 216)	6,858		6,858	1,715	5,143
	PRCH	Porch	4x18x0	Concrete		72	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.70 x 72)	1,922		1,922	1,038	884
	LT	LEAN-TO	0x0x0			64	
	Qual 3	Cond 3	Year 2009	Eff Age			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 64)	187		187	9	178
	STGG	STG GOOD	0x0x0			192	
	Qual 4	Cond 3	Year 2009	Eff Age			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.36 x 192)	1,797		1,797	90	1,707