



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660025329				<p>660025329_001.JPG 12/8/2025</p>				
Parcel ID	000000-00-0-20010-023-0013								
Cadastral ID	30-20-15-03120								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	279996								
HELTON, ROY D JR &									
KARMA									
104 E DENBO ST									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	00104 E DENBO ST								
Subdivision	CATOOSA O T								
Lot/Block	0013 / 0023	Parcel Size	.75 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.18870519 -95.74537740									
E 75' LOT 13 BLOCK 23 CATOOSA O T									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1384/364	WENZEL, STAN JR & MARCIE	06/12/2002	67,000	YES					
1049/501	TURNER, ZUELLA	12/20/1996	20,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2003	Land Value	22,503	7,180	11%	790	Assessed	7,938 846.67	
Year Frozen	0	Improvements	92,879	64,979		7,148	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	115,382	72,159		7,938	Total Taxable	6,938 740.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025329	HELTON, ROY D JR &	1	87,706	1000	6,707	715.00		
2024	2024-660025329	HELTON, ROY D JR &	1	88,796	1000	6,482	684.00		
2023	2023-660025329	HELTON, ROY D JR &	1	66,037	1000	6,264	643.00		
2022	2022-660025329	HELTON, ROY D JR &	1	66,037	1000	6,264	629.00		
2021	2021-660025329	HELTON, ROY D JR &	1	69,646	1000	6,661	586.00		
2020	2020-660025329	HELTON, ROY D JR &	1	70,562	1000	6,762	599.00		
2019	2019-660025329	HELTON, ROY D JR &	1	68,828	1000	6,571	590.00		
2018	2018-660025329	HELTON, ROY D JR &	1	77,690	1000	7,546	674.00		
2017	2017-660025329	HELTON, ROY D JR &	1	76,979	1000	7,468	674.00		
2016	2016-660025329	HELTON, ROY D JR &	1	74,810	1000	7,229	643.00		
2015	2015-660025329	HELTON, ROY D JR &	1	73,343	1000	6,998	625.00		
2014	2014-660025329	HELTON, ROY D JR &	1	76,863	1000	6,765	612.00		
2013	2013-660025329	HELTON, ROY D JR &	1	72,527	1000	6,539	585.00		



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1722		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	7,501.00 x 3.00 = 22,503		
Factor Value			
Adjustments	1.0000		
Lot Value	22,503		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,304 / 1,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	452 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1956 / 52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,714	133.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	118,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.90	Total Misc Impr	+	4,694			
Roofing Adj	+ 6.48	Garage Cost	+	22,523			
Subfloor Adj	+ 0.00	Total RCN	=	215,997			
Heat/Cool Adj	+ 16.31	Depreciation (57%)	-	123,118			
Plumbing Adj	+ 6.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	92,879			
Adj Base Cost	= 144.77	Lot Value	+	22,503			
Total Area	x 1,304	Indicated Value	=	115,382			
Adjusted Cost	= 188,780	Value Per SqFt		88.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,879		
Lot Value	22,503		
Indicated Value	115,382	88.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	115,382	88.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61972	24x6		144	32.60		4,694



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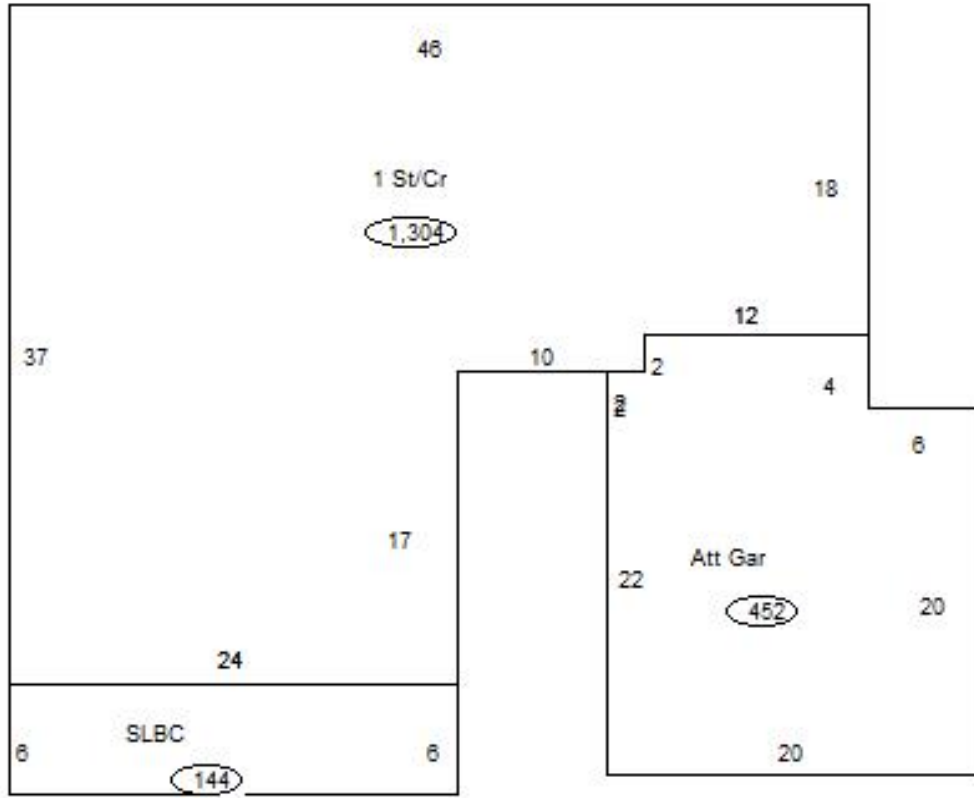
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,304	1.000	1,304
2	M	PRCH		13	SLBC	144	1.000	144
3	G	1		13	Att Gar	452	1.000	452
Total Building Area						1,304		1,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	22x12x8	Plank	Formed Metal	264
	Qual	2	Cond 1	Year	2021	Eff Age 7
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (18.72 x 264)		4,942		4,942		4,942