




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:46:25
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Assessment Data					Primary Image				
Account 660025336 Parcel ID 000000-00-0-20010-027-0008 Cadastral ID 30-20-15-03180 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345863 BLUFF STREET LLC PO BOX 1499 CATOOSA OK 74015-0000 Parcel Location Situs 00210 S BLUFF ST UNIT A Subdivision CATOOSA O T Lot/Block 0008 / 0027 Parcel Size .25 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660025336_002.JPG 12/8/2025</p>				
Legal Description Lat/Long: 36.18536962 -95.74525138									
SW LOT 8 BLOCK 27 CATOOSA O T					Building Permits				
					Number	Description	Opened	Closed	Amount
					R25	NEW SFR 1484 SQ FT	02/2025	08/2025	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MCAFEE LAND LLC	11/19/2024	0	4
					1968/382	DORLAND, REGINA G	07/22/2008	21,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2009		Land Value	11,250	2,170	11%	239	Assessed	20,530 2,189.73
Year Frozen	0		Improvements	184,465	184,465		20,291	Penalty	0
Uncapped Value	184,465		Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0		Total Value	195,715	186,635		20,530	Total Taxable	20,530 2,190.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660025336	BLUFF STREET LLC			1	11,250	0	227	24.00
2024	2024-660025336	MCAFEE LAND LLC			1	18,753	0	433	46.00
2023	2023-660025336	MCAFEE LAND LLC			1	3,750	0	413	42.00
2022	2022-660025336	MCAFEE LAND LLC			1	3,750	0	413	41.00
2021	2021-660025336	MCAFEE LAND LLC			1	3,750	0	413	36.00
2020	2020-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2019	2019-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2018	2018-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2017	2017-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2016	2016-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2015	2015-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2014	2014-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00
2013	2013-660025336	MCAFEE LAND LLC			1	3,750	0	413	37.00



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	3,750.00 x 3.00 = 11,250		
Factor Value			
Adjustments	1.0000		
Lot Value	11,250		



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	99.18	Total Misc Impr	+	6,705
Roofing Adj	+ 4.52	Garage Cost	+	
Subfloor Adj	+ -1.16	Total RCN	=	186,328
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	1,863
Plumbing Adj	+ 7.03	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	184,465
Adj Base Cost	= 121.04	Lot Value	+	11,250
Total Area	x 1,484	Indicated Value	=	195,715
Adjusted Cost	= 179,623	Value Per SqFt		131.88

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	184,465		
Lot Value	11,250		
Indicated Value	195,715	131.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,715	131.88	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173104	16x8		128	23.84		3,052
PATC	Patio - Covered	173105	10x5		50	19.00		950
CPAT	Carport - Attached	173106	24x11		264	10.24		2,703



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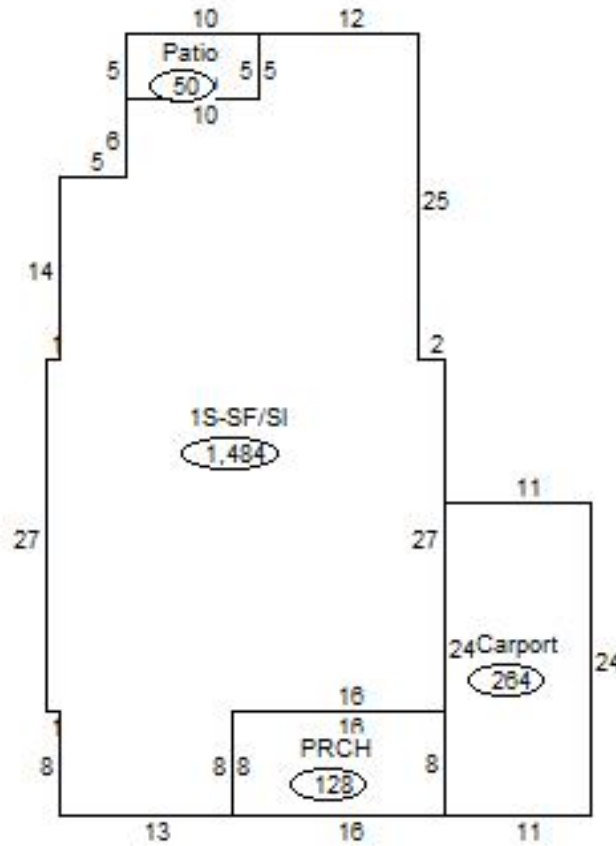
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Sketch Image

660025336



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,484	1.000	1,484
2	M	PRCH		20	PRCH	128	1.000	128
3	M	PATC		20	Patio	50	1.000	50
4	M	CPAT		20	Carport	264	1.000	264
Total Building Area						1,484		1,484