




# 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	660025370				 <p>660025370_001.JPG 12/8/2025</p>				
Parcel ID	000000-00-0-20010-030-0005								
Cadastral ID	30-20-15-03520								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	344139								
HILGER, JOHN & MEAGHAN									
217 S ASH ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00217 S ASH ST								
Subdivision	CATOOSA O T								
Lot/Block	0005 / 0030	Parcel Size	1 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18622983 -95.74850767									
Building Permits									
LOT 5 BLOCK 30 CATOOSA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	MCGHEE, RACHEL T &	04/19/2024	100,000	YES
					/	DEWITT, W KEITH	03/20/2024	0	WB
					2046/585	DEWITT, WALTER KEITH	07/23/2009	0	4
					1361/97	SHOCKLEY, JUANITA &	03/07/2002	10,000	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2025	Land Value	45,731	45,731	11%	5,030	Assessed	11,550	1,231.92
Year Frozen	0	Improvements	63,220	59,269		6,520	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	108,951	105,000		11,550	Total Taxable	11,550	1,232.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660025370	HILGER, JOHN & MEAGHAN			1	100,000	0	10,999	1,173.00
2024	2024-660025370	HILGER, JOHN & MEAGHAN			1	87,895	0	6,191	653.00
2023	2023-660025370	DEWITT, W KEITH			1	55,761	0	5,896	605.00
2022	2022-660025370	DEWITT, W KEITH			1	53,058	0	5,616	564.00
2021	2021-660025370	DEWITT, W KEITH			1	50,997	0	5,348	471.00
2020	2020-660025370	DEWITT, W KEITH			1	51,849	0	5,094	451.00
2019	2019-660025370	DEWITT, W KEITH			1	49,467	0	4,851	436.00
2018	2018-660025370	DEWITT, W KEITH			1	52,148	0	4,620	412.00
2017	2017-660025370	DEWITT, W KEITH			1	51,742	0	4,400	397.00
2016	2016-660025370	DEWITT, W KEITH			1	50,451	0	4,191	373.00
2015	2015-660025370	DEWITT, W KEITH			1	52,460	0	3,991	357.00
2014	2014-660025370	DEWITT, W KEITH			1	54,386	0	3,801	344.00
2013	2013-660025370	DEWITT, W KEITH			1	52,531	0	3,621	324.00



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Lot Data		Square-Foot - NBHD 1184 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2758							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	12,014.00 x 3.00 = 36,042							
Factor Value								
Adjustments	1.2688							
Lot Value	45,731							
<b>Residential Data</b>				660025370_001.JPG 12/8/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,008 / 1,008			Adusted R 0.8445				
Style	100% One Story			Indicated Value 88,086 87.39 Per SqFt				
HVAC	100% Wall Furnace			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	6 /			Comparables 2				
Bed/F/H Bath	2 / 1.0 /			Indicated Value 110,980 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 54,137				
Year/Eff Age	1954 / 54			Lot Value 45,731				
<b>Cost Approach</b>				Indicated Value 99,868 99.08 Per SqFt				
<b>Manual : 01/2025</b>				Agland Value				
Base Cost	109.30	Total Misc Impr	+ 3,754	Site Improvements 9,083				
Roofing Adj	+ 5.17	Garage Cost	+ 0	Total Value 108,951 108.09 Total Value Per SqFt				
Subfloor Adj	+ 0.00	Total RCN	= 128,897					
Heat/Cool Adj	+ 0.93	Depreciation ( 58%)	- 74,760					
Plumbing Adj	+ 8.75	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 54,137					
Adj Base Cost	= 124.15	Lot Value	+ 45,731					
Total Area	x 1,008	Indicated Value	= 99,868					
Adjusted Cost	= 125,143	Value Per SqFt	99.08					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	62034	16x8		128	29.33		3,754



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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	10	1 St/Cr	1,008	1.000	1,008
2	M	EPKS		10	Screen Porch	128	1.000	128
<b>Total Building Area</b>						<b>1,008</b>		<b>1,008</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	34x26x8	Concrete	Composition Shingle	884
	Qual 2	Cond 3	Year 1970	Eff Age 42		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.22 x 884)		26,714	26,714	17,631		9,083