



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	660025388								
Parcel ID	000000-00-0-20010-033-0004								
Cadastral ID	30-20-15-03700								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	180074								
HILL, PEGGY SUE									
300 S BLUFF CATOOSA OK 74015-0000									
Parcel Location									
Situs	00300 S BLUFF ST								
Subdivision	CATOOSA O T								
Lot/Block	0004 / 0033	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: 36.18469697 -95.74551280									
Building Permits									
W 106' LOT 4 BLOCK 33 CATOOSA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2712/330	HILL, ROBERT J JR &	11/30/2016	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	31,803	8,520	11%	937	Assessed	6,383	680.81
Year Frozen	0	Improvements	85,462	49,506		5,446	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	117,265	58,026		6,383	Total Taxable	5,383	574.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660025388	HILL, PEGGY SUE			1	109,623	1000	5,197	554.00
2024	2024-660025388	HILL, PEGGY SUE			1	110,093	1000	5,016	529.00
2023	2023-660025388	HILL, PEGGY SUE			1	54,841	1000	4,841	497.00
2022	2022-660025388	HILL, PEGGY SUE			1	53,187	1000	4,671	469.00
2021	2021-660025388	HILL, PEGGY SUE			1	50,056	1000	4,506	396.00
2020	2020-660025388	HILL, PEGGY SUE			1	51,894	1000	4,708	417.00
2019	2019-660025388	HILL, PEGGY SUE			1	50,577	1000	4,563	410.00
2018	2018-660025388	HILL, PEGGY SUE			1	54,752	1000	4,773	426.00
2017	2017-660025388	HILL, ROBERT J JR &			1	54,286	1000	4,605	416.00
2016	2016-660025388	HILL, ROBERT J JR &			1	52,852	1000	4,442	395.00
2015	2015-660025388	HILL, ROBERT J JR &			1	56,491	1000	4,283	383.00
2014	2014-660025388	HILL, ROBERT J JR &			1	59,365	1000	4,129	374.00
2013	2013-660025388	HILL, ROBERT J JR &			1	58,787	1000	3,980	356.00



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Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
Lot Size		<p>660025388 10/31/25</p> <p>660025388_001.JPG 12/8/2025</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2434	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	10,601.00 x 3.00 = 31,803	
Factor Value		
Adjustments	1.0000	
Lot Value	31,803	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1954 / 54

Cost Approach		Manual : 01/2025	
Base Cost	95.19	Total Misc Impr	+ 2,678
Roofing Adj	+ 4.39	Garage Cost	+ 16,158
Subfloor Adj	+ 1.15	Total RCN	= 205,715
Heat/Cool Adj	+ 11.47	Depreciation (60%)	- 123,429
Plumbing Adj	+ 9.15	Lump Sums	+ 1,237
Basement Adj	+ 0.00	RCNLD	= 83,523
Adj Base Cost	= 121.35	Lot Value	+ 31,803
Total Area	x 1,540	Indicated Value	= 115,326
Adjusted Cost	= 186,879	Value Per SqFt	74.89

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	156,262 101.47 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	26,740 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	83,523
Lot Value	31,803
Indicated Value	115,326 74.89 Per SqFt
Agland Value	
Site Improvements	1,939
Total Value	117,265 76.15 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62057	14x8		112	23.91		2,678
WODO	WOOD DECK - OPEN	62058	14x14		196	21.04	70%	1,237



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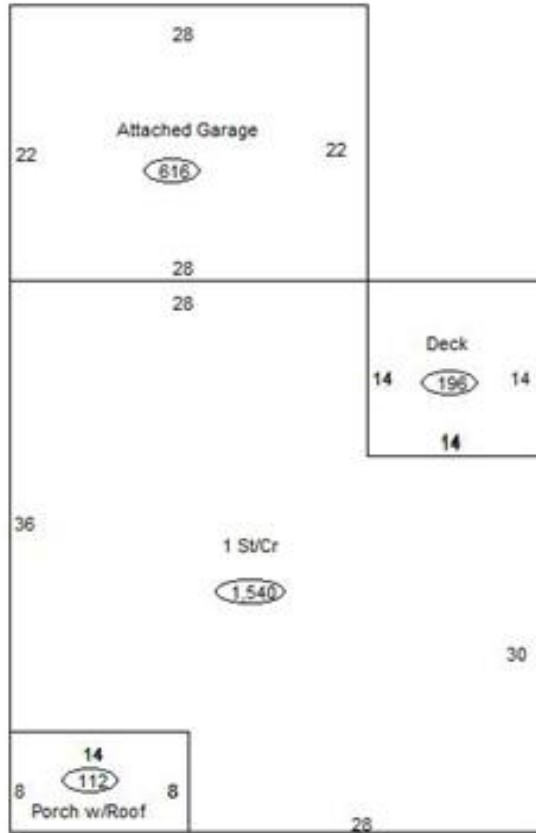
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Sketch Image

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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	1,540	1.000	1,540
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	112	1.000	112
4	M	WODO		13	WODO	196	1.000	196
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (20.98 x 120)		2,518		2,518 579		1,939