



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:47:49
 Page 1

Assessment Data					Primary Image																																																	
Account 660025411 Parcel ID 000000-00-0-20070-001-0002 Cadastral ID 30-20-15-03920 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 285054 MCKINNEY, EARLINE AKA VIVIAN 204 W MUSKOGEE ST CATOOSA OK 74015-2565 Parcel Location Situs 00204 W MUSKOGEE ST Subdivision FOSTER II Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1187 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660025411_002.JPG 12/9/2025</p>																																																	
Legal Description Lat/Long: 36.17993175 -95.75198024																																																						
LOT 2 BLOCK 1 FOSTER II					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1578/19	ZELLNER, EARL F	04/12/2004	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 43,540</td> <td>22,327</td> <td>11%</td> <td>2,456</td> <td>Assessed</td> <td>12,156</td> <td>1,296.56</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 106,960</td> <td>88,182</td> <td> </td> <td>9,700</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 150,500</td> <td>110,509</td> <td> </td> <td>12,156</td> <td>Total Taxable</td> <td>12,156</td> <td>1,297.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 43,540	22,327	11%	2,456	Assessed	12,156	1,296.56	Year Frozen	0	Improvements 106,960	88,182		9,700	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 150,500	110,509		12,156	Total Taxable	12,156	1,297.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																														
Remove Cap	0	Land Value 43,540	22,327	11%	2,456	Assessed	12,156	1,296.56																																														
Year Frozen	0	Improvements 106,960	88,182		9,700	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 150,500	110,509		12,156	Total Taxable	12,156	1,297.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	142,395	0	11,577	1,235.00																																															
2024	2024-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	147,129	0	11,026	1,163.00																																															
2023	2023-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	95,463	0	10,501	1,078.00																																															
2022	2022-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	95,463	0	10,501	1,054.00																																															
2021	2021-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	99,837	0	10,982	966.00																																															
2020	2020-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	101,026	0	11,113	984.00																																															
2019	2019-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	96,236	0	10,586	951.00																																															
2018	2018-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	102,195	0	10,901	973.00																																															
2017	2017-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	101,391	0	10,382	937.00																																															
2016	2016-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	98,881	0	9,888	879.00																																															
2015	2015-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	95,947	0	9,417	842.00																																															
2014	2014-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	99,101	0	8,968	811.00																																															
2013	2013-660025411	MCKINNEY, EARLINE AKA VIVIAN	1	96,277	0	8,541	764.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:47:49
 Page 2

Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5403	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	23,535.00 x 1.85 = 43,540	
Factor Value		
Adjustments	1.0000	
Lot Value	43,540	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,476 / 1,476
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 / 1.0
Basement Area	
Garage Type	552 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1964 / 47



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,334	106.59	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.73	Total Misc Impr	+	13,440			
Roofing Adj	+ 4.43	Garage Cost	+	14,821			
Subfloor Adj	+ 1.17	Total RCN	=	222,119			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	119,944			
Plumbing Adj	+ 9.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	102,175			
Adj Base Cost	= 131.34	Lot Value	+	43,540			
Total Area	x 1,476	Indicated Value	=	145,715			
Adjusted Cost	= 193,858	Value Per SqFt		98.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,175		
Lot Value	43,540		
Indicated Value	145,715	98.72	Per SqFt
Agland Value			
Site Improvements	4,785		
Total Value	150,500	101.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	62085	6x6		36	24.16		870
PRCH	SLAB PORCH - COVERED	62086	23x14		322	23.21		7,474



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

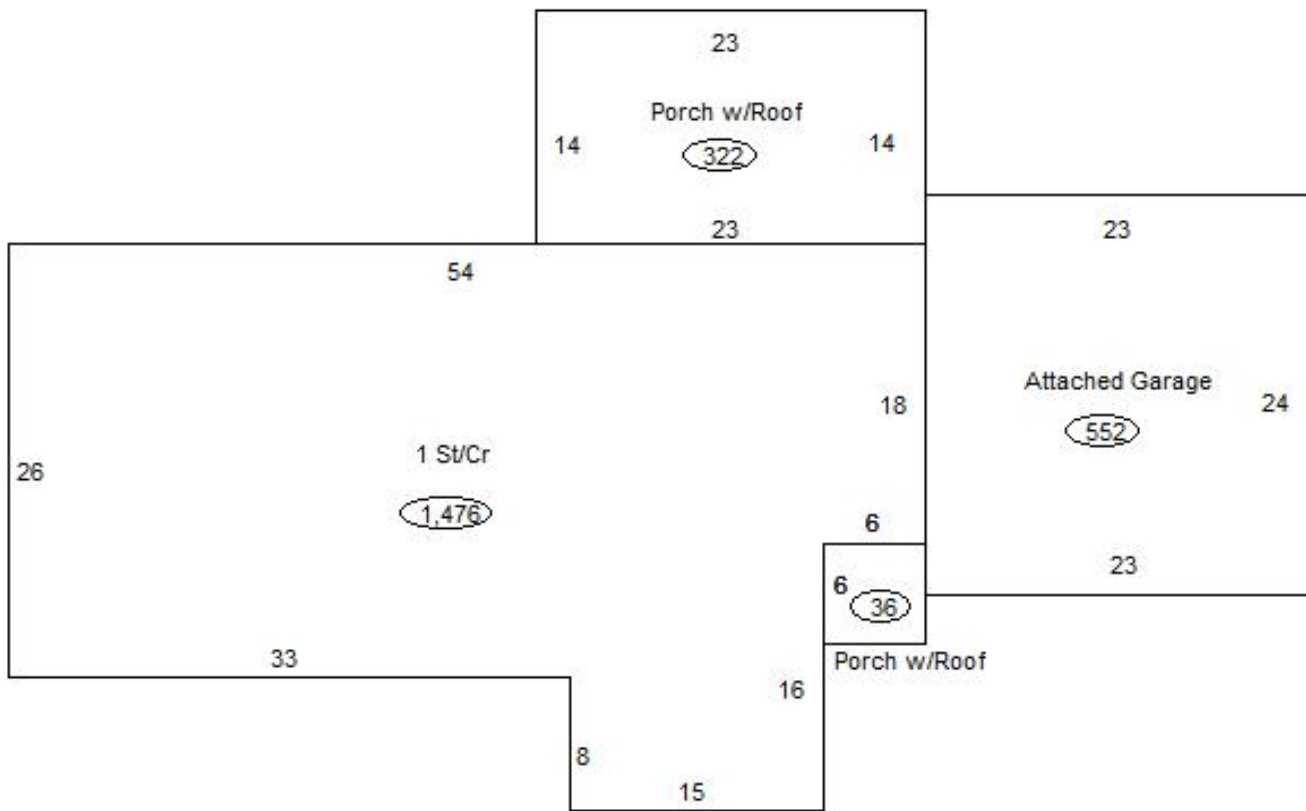
Date 04/16/2026

Time 22:47:49

Page 3

Sketch Image

660025411



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,476	1.000	1,476
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	322	1.000	322
Total Building Area						1,476		1,476



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:49
Page 4

660025411

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x14x8	Plank	Composition Shingle	336
	Qual	2	Cond 3	Year 2021	Eff Age 4	
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (17.58 x 336)		5,907		5,907 1,122		4,785