



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:48:14
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Assessment Data					Primary Image				
Account	660025441				<p>660025441_001.JPG 12/9/2025</p>				
Parcel ID	000000-00-0-20070-004-0002								
Cadastral ID	30-20-15-04220								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	184644								
ALMOND, JAMES B									
413 S GRAVITT ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00413 GRAVITT								
Subdivision	FOSTER II								
Lot/Block	0002 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1187 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18256534 -95.75158619									
Building Permits									
LOT 2 BLOCK 4 FOSTER II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	36,580	15,301	11%	1,683	Assessed	8,563	913.33
Year Frozen	2005	Improvements	149,533	62,548		6,880	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	186,113	77,849		8,563	Total Taxable	7,563	807.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660025441	ALMOND, JAMES B			1	179,171	1000	7,563	807.00
2024	2024-660025441	ALMOND, JAMES B			1	187,648	1000	7,563	798.00
2023	2023-660025441	ALMOND, JAMES B			1	144,495	1000	7,564	776.00
2022	2022-660025441	ALMOND, JAMES B			1	146,603	1000	7,563	759.00
2021	2021-660025441	ALMOND, JAMES B			1	151,363	1000	7,563	665.00
2020	2020-660025441	ALMOND, JAMES B			1	148,839	1000	7,564	670.00
2019	2019-660025441	ALMOND, JAMES B			1	142,851	1000	7,563	679.00
2018	2018-660025441	ALMOND, JAMES B			1	148,854	1000	7,564	675.00
2017	2017-660025441	ALMOND, JAMES B			1	147,626	1000	7,563	683.00
2016	2016-660025441	ALMOND, JAMES B			1	143,714	1000	7,564	673.00
2015	2015-660025441	ALMOND, JAMES B			1	139,295	1000	7,564	676.00
2014	2014-660025441	ALMOND, JAMES B			1	140,470	1000	7,563	684.00
2013	2013-660025441	ALMOND, JAMES B			1	132,493	1000	7,563	677.00



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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4539	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,773.00 x 1.85 = 36,580	
Factor Value		
Adjustments	1.0000	
Lot Value	36,580	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,652 / 1,652
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,652
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

Cost Approach				Manual : 01/2025			
Base Cost	112.42	Total Misc Impr	+	10,790			
Roofing Adj	+ 4.88	Garage Cost	+	19,330			
Subfloor Adj	+ -2.31	Total RCN	=	257,815			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	108,282			
Plumbing Adj	+ 10.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,533			
Adj Base Cost	= 137.83	Lot Value	+	36,580			
Total Area	x 1,652	Indicated Value	=	186,113			
Adjusted Cost	= 227,695	Value Per SqFt		112.66			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,194	116.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	242,320		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,533		
Lot Value	36,580		
Indicated Value	186,113	112.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,113	112.66	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	62202	4x4		16	26.88		430
PRCH	SLAB PORCH - COVERED	62203	15x12		180	26.36		4,745



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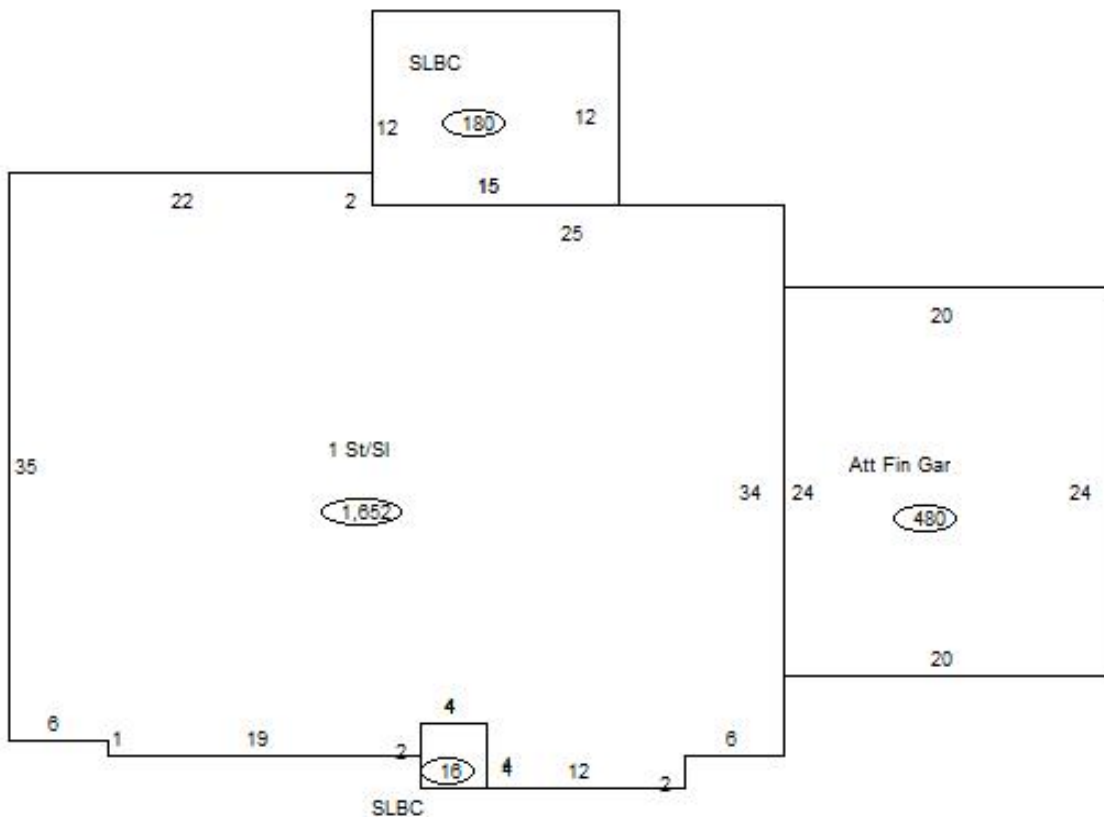
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Sketch Image

660025441



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,652	1.000	1,652
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,652		1,652