



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	660025449								
Parcel ID	000000-00-0-20070-004-0010								
Cadastral ID	30-20-15-04300								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	314767								
MLTG LLC									
29662 S RIVER RIDGE DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	00408 S OKLAHOMA ST								
Subdivision	FOSTER II								
Lot/Block	0010 / 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: 36.18291892 -95.75214245									
Building Permits									
LOT 10 BLOCK 4 FOSTER II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					2513/764	REED, MICHAEL L &	11/19/2015	90,000	7
					2513/760	REED, ARLENE B	11/19/2015	0	4
					822/272			54,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2016	Land Value	35,570	22,960	11%	2,526	Assessed	16,112	1,718.51
Year Frozen	1998	Improvements	130,828	123,510		13,586	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	166,398	146,470		16,112	Total Taxable	16,112	1,719.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025449	MLTG LLC	1	155,931	0	15,344	1,637.00		
2024	2024-660025449	MLTG LLC	1	163,701	0	14,614	1,542.00		
2023	2023-660025449	MLTG LLC	1	126,528	0	13,918	1,428.00		
2022	2022-660025449	MLTG LLC	1	124,711	0	13,718	1,377.00		
2021	2021-660025449	MLTG LLC	1	130,086	0	14,309	1,259.00		
2020	2020-660025449	MLTG LLC	1	127,973	0	14,077	1,247.00		
2019	2019-660025449	MLTG LLC	1	123,265	0	13,559	1,218.00		
2018	2018-660025449	MLTG LLC	1	128,432	0	14,128	1,261.00		
2017	2017-660025449	MLTG LLC	1	127,367	0	14,010	1,265.00		
2016	2016-660025449	MLTG LLC	1	124,094	0	13,650	1,214.00		
2015	2015-660025449	REED, ARLENE B	1	121,735	1000	6,239	558.00		
2014	2014-660025449	REED, ARLENE B	1	122,740	1000	6,240	564.00		
2013	2013-660025449	REED, ARLENE B	1	116,836	1000	6,239	558.00		



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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4414 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,227.00 x 1.85 = 35,570 Factor Value Adjustments 1.0000 Lot Value 35,570		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,624 / 1,624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,624
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,934	104.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	174,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.32	Total Misc Impr	+ 7,014				
Roofing Adj	+ 4.45	Garage Cost	+ 16,646				
Subfloor Adj	+ -1.15	Total RCN	= 230,720				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 101,517				
Plumbing Adj	+ 9.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,203				
Adj Base Cost	= 127.50	Lot Value	+ 35,570				
Total Area	x 1,624	Indicated Value	= 164,773				
Adjusted Cost	= 207,060	Value Per SqFt	101.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,203		
Lot Value	35,570		
Indicated Value	164,773	101.46	Per SqFt
Agland Value			
Site Improvements	1,625		
Total Value	166,398	102.46	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	62234	4x2		8	24.24		194
PATO	SLAB PORCH - OPEN	62235	14x12		168	10.26		1,724



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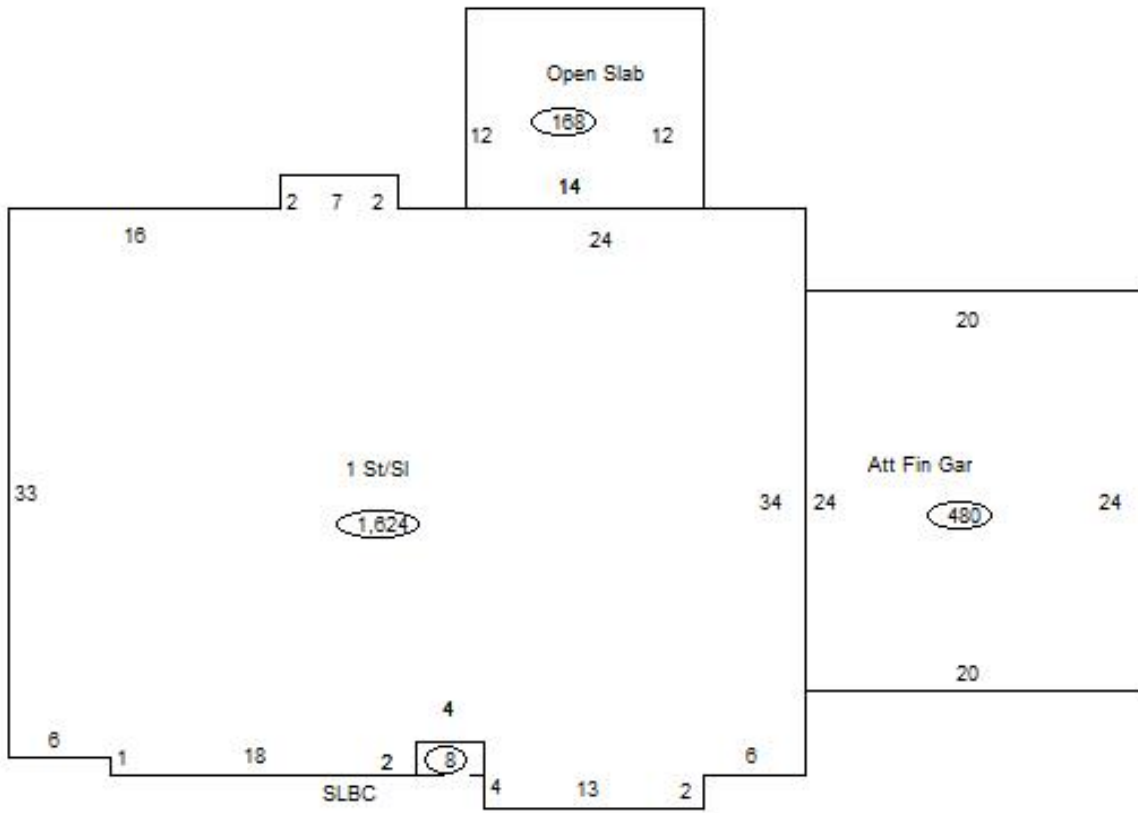
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,624	1.000	1,624
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,624		1,624



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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	2015	Eff Age 8
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (21.50 x 120)		2,580		2,580		955
						1,625