




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 660025453 Parcel ID 000000-00-0-20070-005-0002 Cadastral ID 30-20-15-04340 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 291026 SANDERS, KEITH STUART & STEPHANIE KAY-CO TRUSTEES 411 S OKLAHOMA CATOOSA OK 74015-0000 Parcel Location Situs 00413 S OKLAHOMA ST Subdivision FOSTER II Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1187 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-07-24 07-24-17\07-24-17 123.J 7/26/2017</p>																																																					
Legal Description Lat/Long: 36.18262748 -95.75298513																																																										
LOT 2 BLOCK 5 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																																												
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Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	No	1,000		2535/468	SANDERS, KEITH &	03/09/2016	0	4																																																	
					2262/517	JOHNSON, EDITH S	08/03/2012	101,000	YES																																																	
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>2013</td> <td>Land Value</td> <td>44,282</td> <td>21,248</td> <td>11%</td> <td>2,337</td> <td>Assessed</td> <td>12,478</td> <td>1,330.90</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>148,224</td> <td>92,190</td> <td> </td> <td>10,141</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>192,506</td> <td>113,438</td> <td> </td> <td>12,478</td> <td>Total Taxable</td> <td>12,478</td> <td>1,331.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2013	Land Value	44,282	21,248	11%	2,337	Assessed	12,478	1,330.90	Year Frozen	0	Improvements	148,224	92,190		10,141	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	192,506	113,438		12,478	Total Taxable	12,478	1,331.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660025453	SANDERS, KEITH STUART &	1	186,756	0	11,884	1,268.00																																																			
2024	2024-660025453	SANDERS, KEITH STUART &	1	194,620	0	11,318	1,194.00																																																			
2023	2023-660025453	SANDERS, KEITH STUART &	1	97,994	0	10,779	1,106.00																																																			
2022	2022-660025453	SANDERS, KEITH STUART &	1	99,899	0	10,989	1,103.00																																																			
2021	2021-660025453	SANDERS, KEITH STUART &	1	103,793	0	11,417	1,004.00																																																			
2020	2020-660025453	SANDERS, KEITH STUART &	1	102,161	0	11,238	995.00																																																			
2019	2019-660025453	SANDERS, KEITH STUART &	1	100,157	0	11,017	989.00																																																			
2018	2018-660025453	SANDERS, KEITH STUART &	1	109,620	0	12,058	1,076.00																																																			
2017	2017-660025453	SANDERS, KEITH STUART &	1	108,722	0	11,959	1,080.00																																																			
2016	2016-660025453	SANDERS, KEITH STUART &	1	106,024	0	11,663	1,037.00																																																			
2015	2015-660025453	SANDERS, KEITH S & STEPHANIE K	1	102,852	0	11,314	1,011.00																																																			
2014	2014-660025453	SANDERS, KEITH S & STEPHANIE K	1	103,644	0	11,401	1,031.00																																																			
2013	2013-660025453	SANDERS, KEITH S & STEPHANIE K	1	101,889	0	11,208	1,003.00																																																			



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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5495	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	23,936.00 x 1.85 = 44,282	
Factor Value		
Adjustments	1.0000	
Lot Value	44,282	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,698 / 1,698
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,698
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	205,028 120.75 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	16,980 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,224
Lot Value	44,282
Indicated Value	192,506 113.37 Per SqFt
Agland Value	
Site Improvements	
Total Value	192,506 113.37 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.27	Total Misc Impr	+ 13,688
Roofing Adj	+ 4.86	Garage Cost	+ 24,238
Subfloor Adj	+ -2.31	Total RCN	= 269,499
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 121,275
Plumbing Adj	+ 9.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,224
Adj Base Cost	= 136.38	Lot Value	+ 44,282
Total Area	x 1,698	Indicated Value	= 192,506
Adjusted Cost	= 231,573	Value Per SqFt	113.37

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	62252		96	96	26.63		2,556
PRCH	SLAB PORCH - COVERED	62253		210	210	26.27		5,517



Rogers

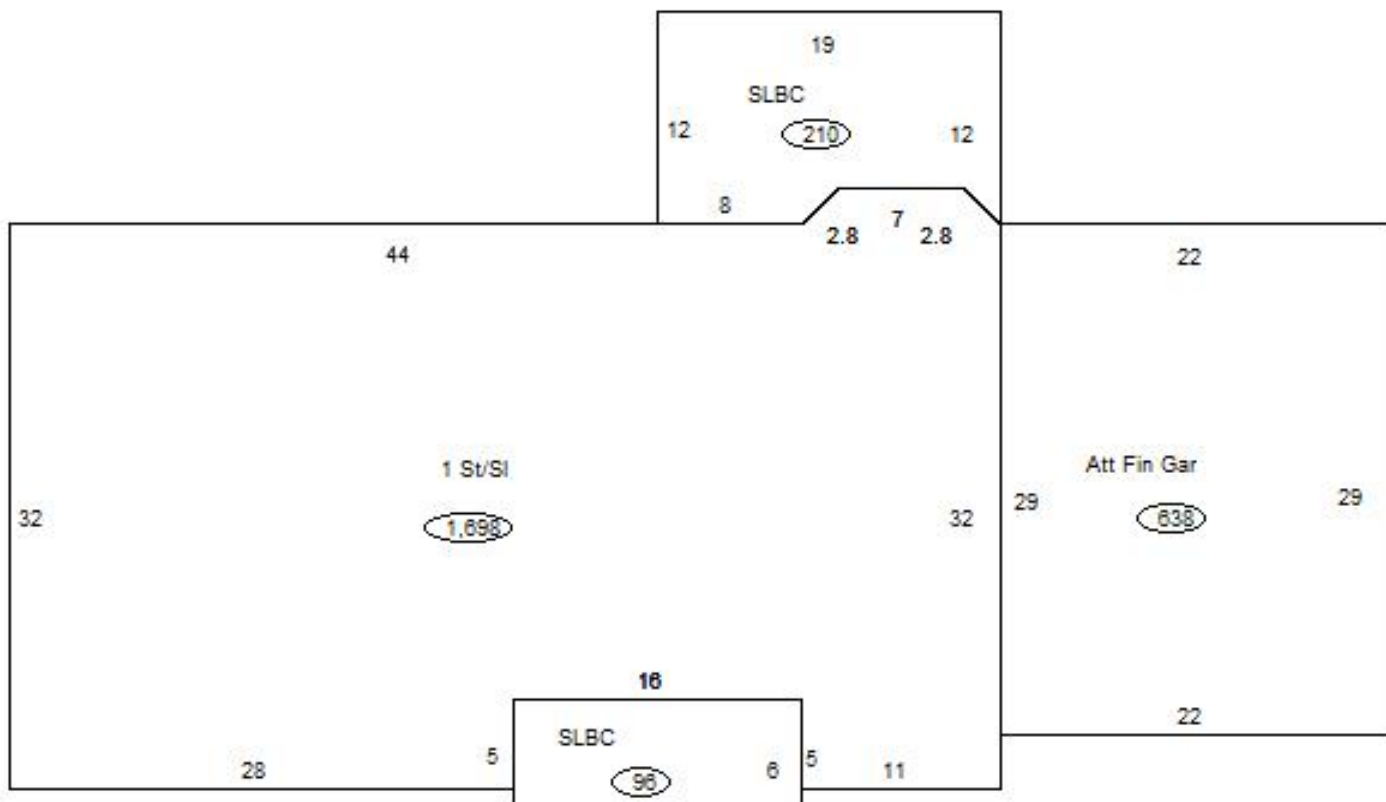
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Sketch Image

660025453



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,698	1.000	1,698
2	G	5		13	Att Fin Gar	638	1.000	638
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	210	1.000	210
Total Building Area						1,698		1,698