




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	660025549				 <p>660025549_001.JPG 12/9/2025</p>									
Parcel ID	20N15E-30-1-00000-000-0000													
Cadastral ID	30-20-15-10800													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	281270													
HOSEY, MAX W & HOPE														
301 W ELM CATOOSA OK 74015-0000														
Parcel Location														
Situs	00301 W ELM ST													
Subdivision														
Lot/Block	/	Parcel Size	1.6 - Acres											
Sec/Twn/Rng	30 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18511266 -95.75134515														
TR BEG: SE/C SW SW NE; W 98.7' N 200'; W 70'; N TO RR/ROW/L NELY TO E/L; S TO POB														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1426/353	KEEN, BOBBY J & PATRICIA--ANN	11/14/2002	100,000	7					
					1229/571	CORP, MAXIE W	04/12/2000	0	No					
					1093/196	WILLS, MICHAEL L & STACY A	12/30/1997	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2003	Land Value	38,284	36,680	11%	4,035	Assessed	15,198	1,621.02					
Year Frozen	0	Improvements	145,920	101,483		11,163	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	184,204	138,163		15,198	Total Taxable	14,198	1,514.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025549	HOSEY, MAX W & HOPE	1	148,935	1000	13,755	1,467.00							
2024	2024-660025549	HOSEY, MAX W & HOPE	1	154,538	1000	13,325	1,406.00							
2023	2023-660025549	HOSEY, MAX W & HOPE	1	138,455	1000	12,909	1,325.00							
2022	2022-660025549	HOSEY, MAX W & HOPE	1	122,759	1000	12,503	1,255.00							
2021	2021-660025549	HOSEY, MAX W & HOPE	1	122,572	1000	12,483	1,098.00							
2020	2020-660025549	HOSEY, MAX W & HOPE	1	121,007	1000	12,311	1,090.00							
2019	2019-660025549	HOSEY, MAX W & HOPE	1	117,665	1000	11,943	1,072.00							
2018	2018-660025549	HOSEY, MAX W & HOPE	1	118,562	1000	12,042	1,075.00							
2017	2017-660025549	HOSEY, MAX W & HOPE	1	117,689	1000	11,946	1,079.00							
2016	2016-660025549	HOSEY, MAX W & HOPE	1	115,227	1000	11,675	1,038.00							
2015	2015-660025549	HOSEY, MAX W & HOPE	1	115,608	1000	11,370	1,016.00							
2014	2014-660025549	HOSEY, MAX W & HOPE	1	116,601	1000	11,010	996.00							
2013	2013-660025549	HOSEY, MAX W & HOPE	1	114,716	0	11,660	1,044.00							




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1.6 Non-Ag Acres 1.7254 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 75,156.00 x .51 = 38,284 Factor Value Adjustments 1.0000 Lot Value 38,284		 <p>660025549_001.JPG 12/9/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,567 / 1,567
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,567
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 174,834 111.57 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	118.52	Total Misc Impr	+ 15,478				
Roofing Adj	+ 5.64	Garage Cost	+ 0				
Subfloor Adj	+ -3.60	Total RCN	= 244,840				
Heat/Cool Adj	+ 14.47	Depreciation (52%)	- 127,317				
Plumbing Adj	+ 11.34	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 117,523				
Adj Base Cost	= 146.37	Lot Value	+ 38,284				
Total Area	x 1,567	Indicated Value	= 155,807				
Adjusted Cost	= 229,362	Value Per SqFt	99.43				

Value Reconciliation
Selected Approach Cost Approach Improvements 117,523 Lot Value 38,284 Indicated Value 155,807 99.43 Per SqFt Agland Value Site Improvements 28,397 Total Value 184,204 117.55 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	62360	24x10		240	28.67		6,881
PRCH	SLAB PORCH - COVERED	62361	74		74	29.29		2,167



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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/Sl	1,567	1.000	1,567
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	74	1.000	74
Total Building Area						1,567		1,567



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
Base Cost (26.24 x 2,400)		62,976		62,976	38,415	24,561
	LNT0	LEAN-TO	30x25x8	Concrete	Formed Metal	750
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (12.24 x 750)		9,180		9,180	7,344	1,836
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	
Base Cost (6.25 x 320)		2,000		2,000		2,000