



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	660025554				<p>660025554_001.JPG 12/9/2025</p>									
Parcel ID	20N15E-30-1-00000-000-0000													
Cadastral ID	30-20-15-11300													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	163484													
MCKINNEY, RUBY F & MICHAEL LEE MCKINNEY & JOHN L MCKINNEY														
215 W ELM CATOOSA OK 74015-0000														
Parcel Location														
Situs	00215 W ELM ST													
Subdivision														
Lot/Block	/	Parcel Size	.53 - Acres											
Sec/Twn/Rng	30 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18455155 -95.75049966														
Building Permits														
E 115' W 215' S 200' W2 SE SW NE														
<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										
H	Homestead	Yes	1,000	1,000										
Sale History														
	Bk/Pg	Grantor	Date	Price	Code									
	2507/375	MCKINNEY, RUBY F	10/22/2015	0	4									
	2507/371	MCKINNEY, LEROY	10/22/2015	0	4									
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	16,947	15,401	11%	1,694	Assessed	7,434	792.91					
Year Frozen	0	Improvements	63,064	52,185		5,740	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	80,011	67,586		7,434	Total Taxable	6,434	686.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025554	MCKINNEY, RUBY F &	1	65,618	1000	6,218	663.00							
2024	2024-660025554	MCKINNEY, RUBY F &	1	68,951	1000	6,135	647.00							
2023	2023-660025554	MCKINNEY, RUBY F &	1	62,973	1000	5,927	608.00							
2022	2022-660025554	MCKINNEY, RUBY F &	1	61,772	1000	5,795	582.00							
2021	2021-660025554	MCKINNEY, RUBY F &	1	63,548	1000	5,963	525.00							
2020	2020-660025554	MCKINNEY, RUBY F &	1	63,728	1000	5,760	510.00							
2019	2019-660025554	MCKINNEY, RUBY F &	1	60,824	1000	5,563	500.00							
2018	2018-660025554	MCKINNEY, RUBY F &	1	66,135	1000	5,372	480.00							
2017	2017-660025554	MCKINNEY, RUBY F &	1	60,268	1000	5,187	468.00							
2016	2016-660025554	MCKINNEY, RUBY F &	1	58,726	1000	5,006	445.00							
2015	2015-660025554	MCKINNEY, LEROY	1	57,546	1000	4,832	432.00							
2014	2014-660025554	MCKINNEY, LEROY	1	59,762	1000	4,662	422.00							
2013	2013-660025554	MCKINNEY, LEROY	1	59,400	1000	4,497	403.00							




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 0.53 Non-Ag Acres 0.5281 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 23,003.00 x .74 = 16,947 Factor Value Adjustments 1.0000 Lot Value 16,947		 <p>660025554 11/03/25</p> <p>660025554_001.JPG 12/9/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,552 / 1,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,552
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 68

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 100,035 64.46 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	87.43	Total Misc Impr	+ 5,008	Roofing Adj	+ 3.94	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 174,347	Heat/Cool Adj	+ 10.30	Depreciation (73%)	- 127,273
Plumbing Adj	+ 7.44	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 47,074
Adj Base Cost	= 109.11	Lot Value	+ 16,947	Total Area	x 1,552	Indicated Value	= 64,021
		Value Per SqFt	41.25	Adjusted Cost	= 169,339		

Value Reconciliation
Selected Approach Cost Approach Improvements 47,074 Lot Value 16,947 Indicated Value 64,021 41.25 Per SqFt Agland Value Site Improvements 15,990 Total Value 80,011 51.55 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	62379	16x12		192	20.69	3,972
PRCH	SLAB PORCH - COVERED	62380	7x7		49	21.14	1,036



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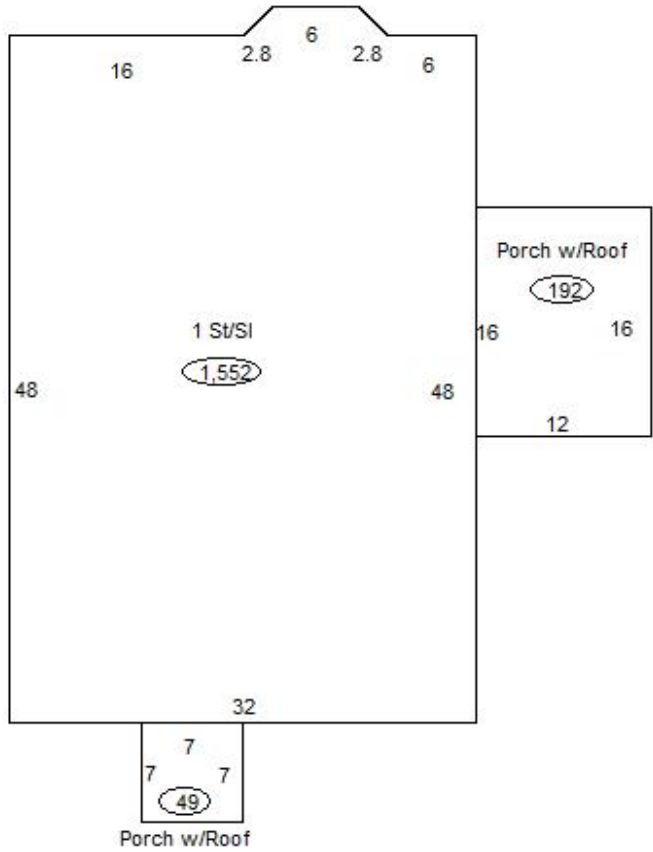
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Sketch Image

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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	1,552	1.000	1,552
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						1,552		1,552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	22x30x12	Concrete	Formed Metal	660
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (11.45 x 660)		7,557	7,557	3,930	3,627
	CPDT	CARPORT - DETACHED	14x30x8	Concrete	Formed Metal	420
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 420)		3,654	3,654	1,900	1,754
	SHDS	Shed - Small	16x28x8	Plank	Composition Shingle	448
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (16.22 x 448)		7,267	7,267	4,288	2,979
	UTIL	Utility Building	26x20x8	Plank	Composition Shingle	520
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (31.90 x 520)		16,588	16,588	8,958	7,630