




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 660026883 Parcel ID 20N15E-31-1-00000-000-0000 Cadastral ID 31-20-15-05400 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 344816 RHODES, MCKENNA KATHLEEN & COLLIN JAMES 1430 S ERIE AVE TULSA OK 74112-6318 Parcel Location Situs 20600 E PINE ST Subdivision Lot/Block / Parcel Size 13.05 - Acres Sec/Twn/Rng 31 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS	 <p>660026883_002.JPG 10/7/2025</p>																									
Legal Description Lat/Long: 36.17580809 -95.74565317	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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																				
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FLEETWOOD, CHARLES B &</td> <td>07/11/2024</td> <td>405,000</td> <td>YES</td> </tr> <tr> <td>811/889</td> <td></td> <td></td> <td>78,000</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	FLEETWOOD, CHARLES B &	07/11/2024	405,000	YES	811/889			78,000	No
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2025	Land Value	205,640	205,640	11%	22,620	Assessed	44,804	4,778.79
Year Frozen	0	Improvements	201,670	201,670		22,184	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	407,310	407,310		44,804	Total Taxable	44,804	4,779.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660026883	RHODES, MCKENNA KATHLEEN &	1	405,000	0	44,550	4,752.00	
2024	2024-660026883	RHODES, MCKENNA KATHLEEN &	1	385,101	1000	18,587	1,961.00	
2023	2023-660026883	FLEETWOOD, CHARLES B &	1	257,448	1000	18,017	1,849.00	
2022	2022-660026883	FLEETWOOD, CHARLES B &	1	257,023	1000	17,463	1,753.00	
2021	2021-660026883	FLEETWOOD, CHARLES B &	1	262,952	1000	16,925	1,489.00	
2020	2020-660026883	FLEETWOOD, CHARLES B &	1	261,729	1000	16,403	1,453.00	
2019	2019-660026883	FLEETWOOD, CHARLES B &	1	243,284	1000	15,896	1,427.00	
2018	2018-660026883	FLEETWOOD, CHARLES B &	1	246,250	1000	15,404	1,375.00	
2017	2017-660026883	FLEETWOOD, CHARLES B &	1	244,538	1000	14,927	1,348.00	
2016	2016-660026883	FLEETWOOD, CHARLES B &	1	239,164	1000	14,463	1,286.00	
2015	2015-660026883	FLEETWOOD, CHARLES B &	1	232,912	1000	14,012	1,252.00	
2014	2014-660026883	FLEETWOOD, CHARLES B &	1	236,437	1000	13,575	1,228.00	
2013	2013-660026883	FLEETWOOD, CHARLES B &	1	227,982	1000	13,151	1,177.00	



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 13.05 Non-Ag Acres 13.9834 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 609,116.00 x .28 = 172,970 Factor Value Adjustments 1.1889 Lot Value 205,640		

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	2,196 / 2,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	884 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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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	271,276	123.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.73	Total Misc Impr	+	10,360			
Roofing Adj	+ 4.54	Garage Cost	+	33,009			
Subfloor Adj	+ 0.00	Total RCN	=	331,089			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	132,436			
Plumbing Adj	+ 10.11	Lump Sums	+	3,017			
Basement Adj	+ 0.00	RCNLD	=	201,670			
Adj Base Cost	= 131.02	Lot Value	+	205,640			
Total Area	x 2,196	Indicated Value	=	407,310			
Adjusted Cost	= 287,720	Value Per SqFt		185.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,670		
Lot Value	205,640		
Indicated Value	407,310	185.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	407,310	185.48	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	64799		180	180	26.36		4,745
WODO	WOOD DECK - OPEN	64800	16x12		192	22.45	30%	3,017



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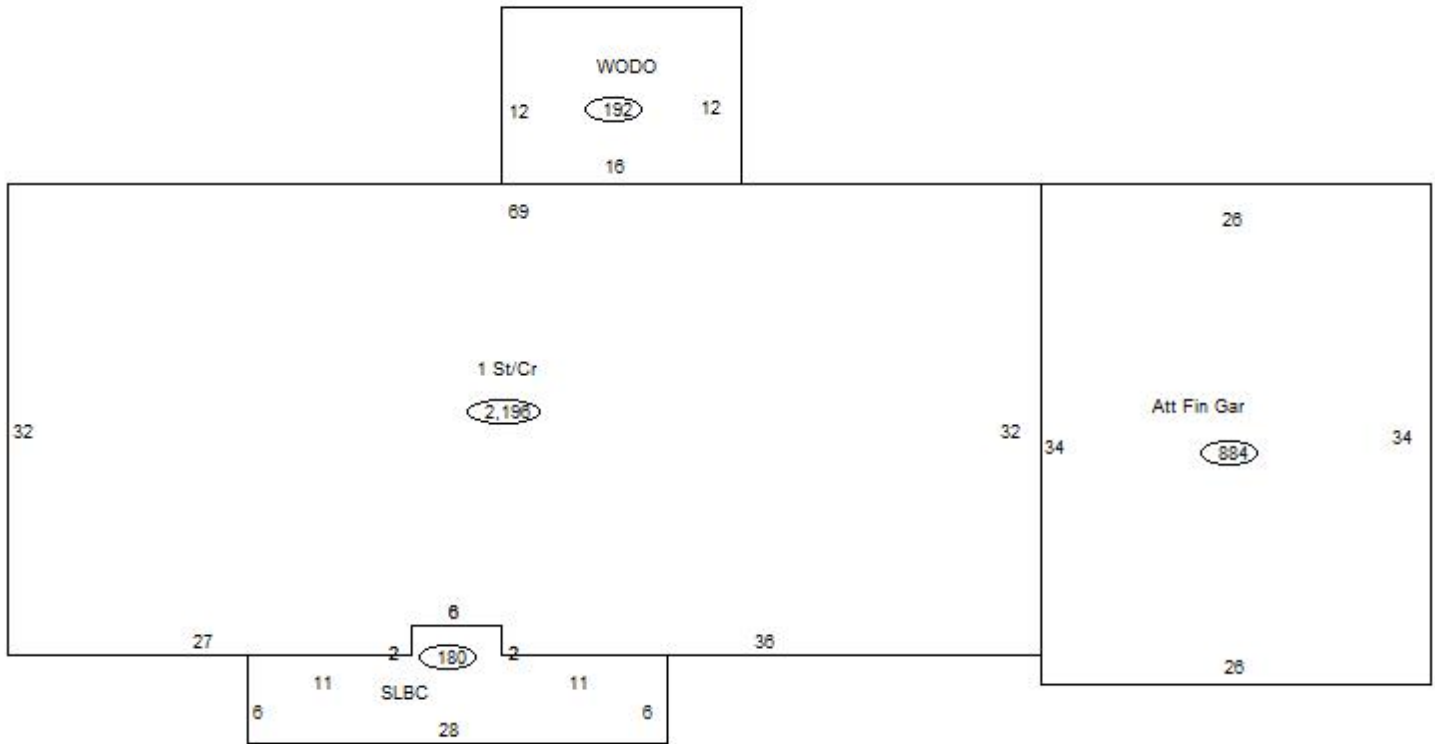
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,196	1.000	2,196
2	G	5		13	Att Fin Gar	884	1.000	884
3	M	PRCH		13	SLBC	180	1.000	180
4	M	WODO		13	WODO	192	1.000	192
Total Building Area						2,196		2,196