




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 660026888 Parcel ID 20N16E-31-1-00000-000-0000 Cadastral ID 31-20-16-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 348608 YORK, MITCHELL RAY & LISA RENEE YORK CROUCH 8925 E OLD HWY 20 LOT #125 CLAREMORE OK 74019-0000 Parcel Location Situs 01102 305 E AVE Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 31 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1025\IMG_0058. 10/27/2021</p>														
Legal Description Lat/Long: 36.17334542 -95.63919951																			
E2 NE.					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	YORK, BILLY R & NORMA JUNE	10/28/2025	0	4										
					1291/267	HULL, JERRY R DELL &	05/22/2001	750,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2002		Land Value 5,862	5,862	11%	645	Assessed	61,768	6,168.15										
Year Frozen	0		Improvements 1,290,289	555,666		61,123	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 1,296,151	561,528		61,768	Total Taxable	60,768	6,075.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660026888	YORK, BILLY R & NORMA JUNE			22	835,038	1000	58,969	5,896.00										
2024	2024-660026888	YORK, BILLY R & NORMA JUNE			22	898,633	1000	57,223	5,584.00										
2023	2023-660026888	YORK, BILLY R & NORMA JUNE			22	762,203	1000	55,527	5,216.00										
2022	2022-660026888	YORK, BILLY R & NORMA JUNE			22	759,170	1000	53,881	5,074.00										
2021	2021-660026888	YORK, BILLY R & NORMA JUNE			22	927,109	1000	52,282	4,973.00										
2020	2020-660026888	YORK, BILLY R & NORMA JUNE			22	920,704	1000	50,730	4,851.00										
2019	2019-660026888	YORK, BILLY R & NORMA JUNE			22	867,972	1000	49,224	4,761.00										
2018	2018-660026888	YORK, BILLY R & NORMA JUNE			22	910,409	1000	47,760	4,592.00										
2017	2017-660026888	YORK, BILLY R & NORMA JUNE			22	899,025	1000	46,340	4,516.00										
2016	2016-660026888	YORK, BILLY R & NORMA JUNE			22	873,687	1000	44,962	4,321.00										
2015	2015-660026888	YORK, BILLY R & NORMA JUNE			22	847,656	1000	43,623	4,211.00										
2014	2014-660026888	YORK, BILLY R & NORMA JUNE			22	866,853	1000	42,323	4,132.00										
2013	2013-660026888	YORK, BILLY R & NORMA JUNE			20	744,494	1000	35,257	3,156.00										



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

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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	59,857	47.51	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,095		
Lot Value			
Indicated Value	47,095	37.38	Per SqFt
Agland Value	5,862		
Site Improvements	3,375		
Total Value	103,427	82.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.82	Total Misc Impr	+	20,633			
Roofing Adj	+ 4.65	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	162,396			
Heat/Cool Adj	+ 10.30	Depreciation (71%)	-	115,301			
Plumbing Adj	+ 7.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	47,095			
Adj Base Cost	= 112.51	Lot Value	+				
Total Area	x 1,260	Indicated Value	=	47,095			
Adjusted Cost	= 141,763	Value Per SqFt		37.38			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	64805	30x10		300	53.52		16,056



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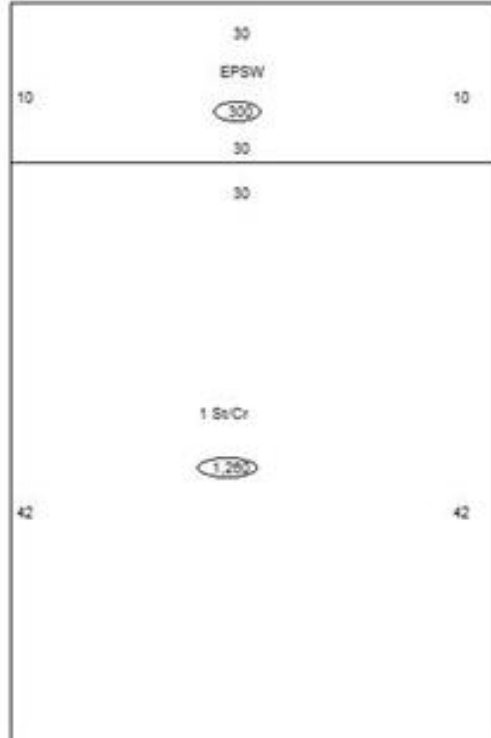
Date 04/17/2026

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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	10	1 St/Cr	1,260	1.000	1,260
2	M	EPSW		10	EPSW	300	1.000	300
Total Building Area						1,260		1,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x12x8	Base	Composition Shingle	168
	Qual	3	Cond 3	Year 2000	Eff Age 20	
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (24.06 x 168)	4,042		4,042	2,385
	LOAF	Loafing Shed	24x30x8	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 1995	Eff Age 23	
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (6.82 x 720)	4,910		4,910	3,192



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Lot Data Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	17,567 / 17,567
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	17,567
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,760 Carport - Gable Roof 4 Stalls
Remodel	
Year/Eff Age	1970 / 42

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	99.47	Total Misc Impr	+	8,198
Roofing Adj	+ 4.92	Garage Cost	+	36,925
Subfloor Adj	+ -3.76	Total RCN	=	2,165,811
Heat/Cool Adj	+ 18.45	Depreciation (48%)	-	1,039,589
Plumbing Adj	+ 1.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	1,126,222
Adj Base Cost	= 120.72	Lot Value	+	
Total Area	x 17,567	Indicated Value	=	1,126,222
Adjusted Cost	= 2,120,688	Value Per SqFt		64.11

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	1,126,222		
Lot Value			
Indicated Value	1,126,222	64.11	Per SqFt
Agland Value			
Site Improvements	113,597		
Total Value	1,239,819	70.58	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	8,198.48		8,198



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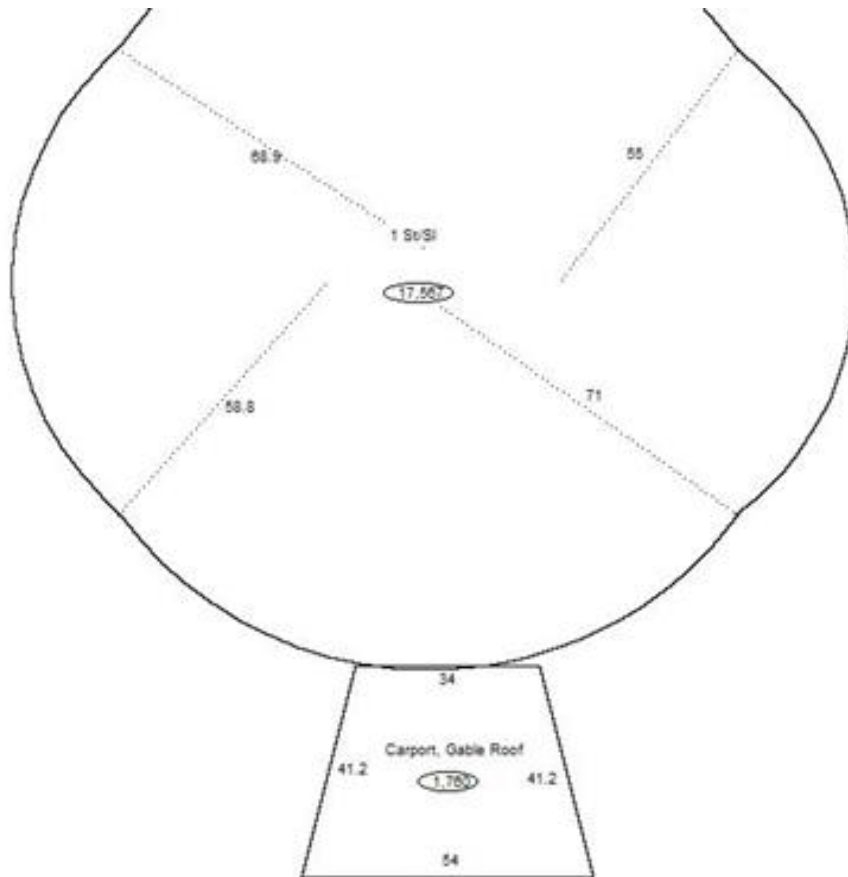
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	30	1 St/Sl	17,567	1.000	17,567
2	G	3	Slab	30	Carport, Gable Roof	1,760	1.000	1,760
Total Building Area						17,567		17,567



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x18x8	Plank	Formed Metal	324
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
Base Cost (20.89 x 324)		6,768		6,768	1,286	5,482
	SHDS	Shed - Small	14x18x8	Plank	Composition Shingle	252
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
Base Cost (18.01 x 252)		4,539		4,539	862	3,677
	SHDS	Shed - Small	14x18x8	Plank	Composition Shingle	252
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
Base Cost (18.01 x 252)		4,539		4,539	862	3,677
	UTIL	Utility Building	90x40x10	Concrete	Formed Metal	3,600
	Qual	4	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	
Base Cost (30.02 x 3,600)		108,072		108,072	21,614	86,458
	PRCH	Porch	90x8x8	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	
Base Cost (24.99 x 720)		17,993		17,993	9,176	8,817
	SPLG	Swimming Pool - In Ground INSIDE NO VIS	16x30x0	Concrete		480
	Qual	4	Cond 4	Year 1970	Eff Age 34	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
Base Cost (57.15 x 480)		27,432		27,432	21,946	5,486



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			7.313	122	122	895	895
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.522	63	63	96	96
OS	OSAGE CLAY	TMBR	58			4.900	104	104	512	512
RS	ROUGH STONY LAND	TMBR	20			24.343	36	36	876	876
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			28.881	121	121	3,483	3,483
W	WATER	TMBR	0			13.043	0	0	0	0
TMBR Totals						80.000			5,862	5,862
Total Agland						80.000			5,862	5,862