



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	660027693													
Parcel ID	20N16E-32-2-00000-000-0000													
Cadastral ID	32-20-16-00200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	22 - CATOOSA / FAIR OAKS FD													
Name ID	290927													
WOODS & WATER LLC														
25825 S HWY 66 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	30601 S 4140 RD													
Subdivision														
Lot/Block	/	Parcel Size	303.378 - Acres											
Sec/Twn/Rng	32 / 20 / 16 / 2													
Neighborhood	2016 - UNPLATTED LAND													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17198324 -95.63085971														
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
PT LOTS 2 & 3 & NW NE & E2 SW NE & NW & N2 SW & N2 SW SW & N 5 ACRES S2 SW SW & ALL THAT PT SE SW N OF A LINE BEG: NE/C SE SW RUNNING SW LY TO A PT 165' S OF NW/C SW SE SW (3.12 ACRES) LESS 10.32 ACRES TO GOV & LESS 27.75 ACRES TO HWY & LESS TR DESC AS; COMM NW/C SW TH S														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1740/196	WILLIAMS, JOHN	12/29/2005	0	4					
					1695/822	WORTH, TOMMY A	11/29/2004	650,000	YES					
					1390/78	CRISP, MARVIN D & LINDA M	07/09/2002	1,475,000	11					
					1246/575	DILLON, TERRY	06/19/2000	1,235,000	No					
					906/677	FIN & FEATHER LTD PARTNERSHIP	12/14/1992	350,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax						
Remove Cap	2006	Land Value	20,727	20,727	11%	2,280	Assessed	30,279	3,023.66					
Year Frozen	0	Improvements	265,081	254,532		27,999	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	285,808	275,259	30,279	Total Taxable	30,279	3,024.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660027693	WOODS & WATER LLC	22	279,452	0	29,397	2,936.00							
2024	2024-660027693	WOODS & WATER LLC	22	265,502	0	28,541	2,782.00							
2023	2023-660027693	WOODS & WATER LLC	22	251,902	0	27,709	2,599.00							
2022	2022-660027693	WOODS & WATER LLC	22	249,170	0	27,409	2,578.00							
2021	2021-660027693	WOODS & WATER LLC	22	242,486	0	26,673	2,534.00							
2020	2020-660027693	WOODS & WATER LLC	22	238,683	0	25,993	2,482.00							
2019	2019-660027693	WOODS & WATER LLC	22	229,414	0	25,235	2,438.00							
2018	2018-660027693	WOODS & WATER LLC	22	235,506	0	25,906	2,487.00							
2017	2017-660027693	WOODS & WATER LLC	22	233,584	0	25,694	2,500.00							
2016	2016-660027693	WOODS & WATER LLC	22	227,882	0	25,067	2,404.00							
2015	2015-660027693	WOODS & WATER LLC	22	225,291	0	24,773	2,387.00							
2014	2014-660027693	WOODS & WATER LLC	22	226,971	0	24,051	2,344.00							
2013	2013-660027693	WOODS & WATER LLC	20	213,980	0	23,351	2,090.00							



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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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

\\tsclient\C\Users\Randy Necessary\Pictures\101_1025\IMG_0056. 10/27/2021

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	20,727
Site Improvements	
Total Value	20,727 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,200 / 3,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,200
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

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	79.62	Total Misc Impr	+ 22,354
Roofing Adj	+ 4.30	Garage Cost	+
Subfloor Adj	+ -0.97	Total RCN	= 344,658
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 99,951
Plumbing Adj	+ 6.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 244,707
Adj Base Cost	= 100.72	Lot Value	+
Total Area	x 3,200	Indicated Value	= 244,707
Adjusted Cost	= 322,304	Value Per SqFt	76.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,707		
Lot Value			
Indicated Value	244,707	76.47	Per SqFt
Agland Value			
Site Improvements	20,374		
Total Value	265,081	82.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66946	1024		1,024	21.83		22,354



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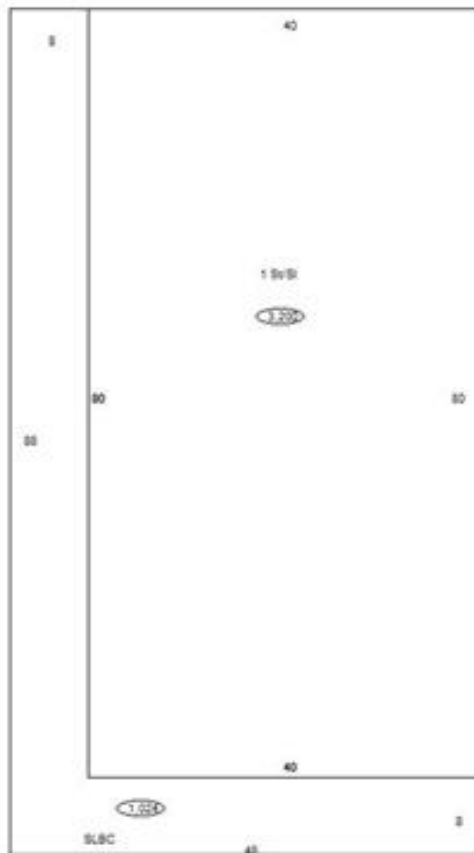
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Sketch Image

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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	3,200	1.000	3,200
2	M	PRCH		13	SLBC	1,024	1.000	1,024
Total Building Area						3,200		3,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	34x34x12	Dirt	Formed Metal	1,156
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (23.50 x 1,156)		27,166	27,166	6,792		20,374



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			11.419	63	63	719	719
OS	OSAGE CLAY	TMBR	58			158.242	104	104	16,521	16,521
RS	ROUGH STONY LAND	TMBR	20			18.794	36	36	677	677
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			9.503	121	121	1,146	1,146
VE	VERDIGRIS CLAY LOAM	TMBR	90			10.273	162	162	1,664	1,664
W	WATER	TMBR	0			95.147	0	0	0	0
TMBR Totals						303.378			20,727	20,727
Total Agland						303.378			20,727	20,727