



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660028889				<p>660028889_001.JPG 9/30/2025</p>				
Parcel ID	000000-00-0-20080-001-0009								
Cadastral ID	34-20-14-03250								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	341760								
VALCO PROPERTIES LLC									
PO BOX 1911 CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision	HIGHLAND ACRES SECOND ADD AMD								
Lot/Block	0009 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17642104 -95.79919099									
Building Permits									
LOT 9 BLOCK 1 HIGHLAND AC II AMD									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	ABBOTT, KENNETH W & AVIS E	06/07/2023	425,000	WG
					2350/919	ABBOTT, KENNETH W &	08/07/2013	0	4
					1962/725	ABBOTT, GUS A	06/26/2008	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2024	Land Value	29,895	29,895	11%	3,288	Assessed	350.70	
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0.00	
TIF Project ID	0	Total Value	29,895	29,895	3,288	Total Taxable	3,288	351.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028889	VALCO PROPERTIES LLC	1	29,895	0	3,288	351.00		
2024	2024-660028889	VALCO PROPERTIES LLC	1	29,895	0	3,288	347.00		
2023	2023-660028889	VALCO PROPERTIES LLC	1	20,000	0	781	80.00		
2022	2022-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	744	75.00		
2021	2021-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	709	62.00		
2020	2020-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	675	60.00		
2019	2019-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	643	58.00		
2018	2018-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	612	55.00		
2017	2017-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	583	53.00		
2016	2016-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	556	49.00		
2015	2015-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	529	47.00		
2014	2014-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	504	46.00		
2013	2013-660028889	ABBOTT, KENNETH W & AVIS E	1	8,000	0	480	43.00		



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2801	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,202.00 x 2.45 = 29,895	
Factor Value		
Adjustments	1.0000	
Lot Value	29,895	

Residential Data	
Type	
Condition	3 - Average
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	/



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

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	+ 29,895				
Total Area	x	Indicated Value	= 29,895				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	29,895		
Indicated Value	29,895	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	29,895	0.00	Total Value Per SqFt

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