




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 660030139 Parcel ID 000000-00-0-00375-018-0006 Cadastral ID 35-20-14-06210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 175134 KIRKLAND, BILLY J 16441 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 01211 N 167TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0006 / 0018 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-3\IMG_0014. 6/4/2021</p>														
Legal Description Lat/Long: 36.17329141 -95.79068510																			
LOT 6 BLOCK 18 HIGHLAND ACRES					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										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0	Land Value	33,616	17,117	11%	1,883	Assessed	8,559	912.90										
Year Frozen	0	Improvements	63,855	60,691		6,676	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	97,471	77,808		8,559	Total Taxable	8,559	913.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030139	KIRKLAND, BILLY J			1	93,645	0	8,151	869.00										
2024	2024-660030139	KIRKLAND, BILLY J			1	98,143	0	7,763	819.00										
2023	2023-660030139	KIRKLAND, BILLY J			1	78,894	0	7,393	759.00										
2022	2022-660030139	KIRKLAND, BILLY J			1	64,015	0	7,042	707.00										
2021	2021-660030139	KIRKLAND, BILLY J			1	65,557	0	7,211	634.00										
2020	2020-660030139	KIRKLAND, BILLY J			1	65,249	0	7,177	636.00										
2019	2019-660030139	KIRKLAND, BILLY J			1	62,306	0	6,854	615.00										
2018	2018-660030139	KIRKLAND, BILLY J			1	61,904	0	6,809	608.00										
2017	2017-660030139	KIRKLAND, BILLY J			1	61,378	0	6,700	605.00										
2016	2016-660030139	KIRKLAND, BILLY J			1	59,709	0	6,382	568.00										
2015	2015-660030139	KIRKLAND, BILLY J			1	56,445	0	6,077	543.00										
2014	2014-660030139	KIRKLAND, BILLY J			1	58,239	0	5,788	524.00										
2013	2013-660030139	KIRKLAND, BILLY J			1	54,695	0	5,513	493.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.315 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,721.00 x 2.45 = 33,616 Factor Value Adjustments 1.0000 Lot Value 33,616		

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, Vinyl
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



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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	75,557	78.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	69,970		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,142		
Lot Value	33,616		
Indicated Value	95,758	99.75	Per SqFt
Agland Value			
Site Improvements	1,713		
Total Value	97,471	101.53	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.78	Total Misc Impr	+	2,739			
Roofing Adj	+ 4.28	Garage Cost	+				
Subfloor Adj	+ 2.44	Total RCN	=	115,078			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	52,936			
Plumbing Adj	+ 5.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	62,142			
Adj Base Cost	= 117.02	Lot Value	+	33,616			
Total Area	x 960	Indicated Value	=	95,758			
Adjusted Cost	= 112,339	Value Per SqFt		99.75			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71944	12x4		48	21.14		1,015
PATO	SLAB PORCH - OPEN	71945	15x12		180	9.58		1,724



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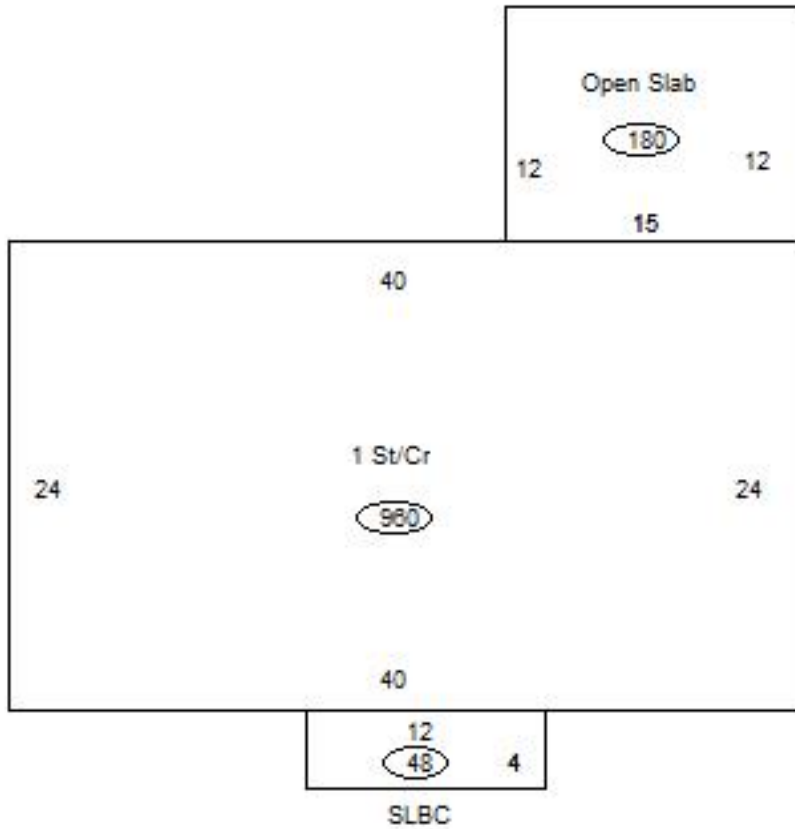
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Sketch Image

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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	960	1.000	960
2	M	PRCH		13	SLBC	48	1.000	48
3	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,574	1,094

	SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80
	Qual	2	Cond 2	Year 2000	Eff Age 26	

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (25.80 x 80)	2,064		2,064	1,445	619

	SPLA	Swimming Pool - Above Ground	0x0x0			1
	Qual	2	Cond 2	Year	Eff Age 2026	

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 100% Func)	RCNLD
Base Cost (5,500.00 x 1)	5,500		5,500	5,500	