




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660030429 <b>Parcel ID</b> 000000-00-0-00597-002-0005 <b>Cadastral ID</b> 35-20-15-05190 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 264044 VAUGHAN, MARY E & ERIN CRIMMINS  30455 B ST CATOOSA OK 74015-6041  <b>Parcel Location</b> <b>Situs</b> 30455 B ST <b>Subdivision</b> PLAINVIEW <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1.15 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 5 <b>Neighborhood</b> 1034 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1230\IMG_0008. 12/30/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.16642809 -95.68221772																																																						
ALL LOTS 4 & 5 LYING N OF HY BLOCK 2 PLAINVIEW					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	1038/540	BUNTON, ALDEN M &	09/06/1996	100,000	Yes																																													
PD	Add-Homestead	Yes	1,000	1,000																																																		
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 76,620</td> <td>76,620</td> <td>11%</td> <td>8,428</td> <td>Assessed</td> <td>24,128</td> <td>2,409.42</td> </tr> <tr> <td>Year Frozen</td> <td>2026</td> <td>Improvements 147,886</td> <td>142,729</td> <td> </td> <td>15,700</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>2,000</td> <td>-185.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 224,506</td> <td>219,349</td> <td> </td> <td>24,128</td> <td>Total Taxable</td> <td>22,128</td> <td>2,224.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	0	Land Value 76,620	76,620	11%	8,428	Assessed	24,128	2,409.42	Year Frozen	2026	Improvements 147,886	142,729		15,700	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-185.00	TIF Project ID	0	Total Value 224,506	219,349		24,128	Total Taxable	22,128	2,224.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030429	VAUGHAN, LEEROY JR & MARY E	22	213,165	0	23,425	2,339.00																																															
2024	2024-660030429	VAUGHAN, LEEROY JR & MARY E	22	229,904	0	22,311	2,174.00																																															
2023	2023-660030429	VAUGHAN, LEEROY JR & MARY E	22	193,162	0	21,248	1,994.00																																															
2022	2022-660030429	VAUGHAN, LEEROY JR & MARY E	22	191,088	0	21,020	1,977.00																																															
2021	2021-660030429	VAUGHAN, LEEROY JR & MARY E	22	201,110	0	22,122	2,101.00																																															
2020	2020-660030429	VAUGHAN, LEEROY JR & MARY E	22	198,632	0	21,850	2,086.00																																															
2019	2019-660030429	VAUGHAN, LEEROY JR & MARY E	22	192,766	0	21,204	2,047.00																																															
2018	2018-660030429	VAUGHAN, LEEROY JR & MARY E	22	198,728	0	21,294	2,044.00																																															
2017	2017-660030429	VAUGHAN, LEEROY JR & MARY E	22	197,738	0	20,280	1,973.00																																															
2016	2016-660030429	VAUGHAN, LEEROY JR & MARY E	22	194,020	0	19,315	1,853.00																																															
2015	2015-660030429	VAUGHAN, LEEROY JR & MARY E	22	191,146	0	18,395	1,773.00																																															
2014	2014-660030429	VAUGHAN, LEEROY JR & MARY E	20	192,316	0	17,520	1,585.00																																															
2013	2013-660030429	VAUGHAN, LEEROY JR & MARY E	20	186,937	0	16,685	1,493.00																																															



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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.5896	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	112,802.00 x .68 = 76,620	
Factor Value		
Adjustments	1.0000	
Lot Value	76,620	

\\tsclient\C\Users\Randy Necessary\Pictures\101\_1230\IMG\_0008. 12/30/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,834 / 1,834
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,834
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	199,450 108.75 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	229,670 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	144,820
Lot Value	76,620
Indicated Value	221,440 120.74 Per SqFt
Agland Value	
Site Improvements	3,066
Total Value	224,506 122.41 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.61	Total Misc Impr	+ 7,633
Roofing Adj	+ 4.25	Garage Cost	+ 21,216
Subfloor Adj	+ -1.21	Total RCN	= 251,588
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 110,699
Plumbing Adj	+ 8.33	Lump Sums	+ 3,931
Basement Adj	+ 0.00	RCNLD	= 144,820
Adj Base Cost	= 121.45	Lot Value	+ 76,620
Total Area	x 1,834	Indicated Value	= 221,440
Adjusted Cost	= 222,739	Value Per SqFt	120.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	72411	106		106	23.93		2,537
WODO	WOOD DECK - OPEN	72412	408		408	16.06	40%	3,931



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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/Sl	1,834	1.000	1,834
2	G	5		13	Att Fin Gar	650	1.000	650
3	M	PRCH		13	SLBC	106	1.000	106
4	M	WODO		13	WODO	408	1.000	408
<b>Total Building Area</b>						<b>1,834</b>		<b>1,834</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	18x26x8	Plank	Formed Metal	468		
	Qual	2	Cond 3	Year	2000	Eff Age	20	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>	
Base Cost (15.98 x 468)		7,479			7,479		4,413	3,066