




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 660030981 Parcel ID 000000-00-0-20190-001-0010 Cadastral ID 36-20-14-01650 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 319440 PENNOCK, JEFFREY S & MELISSA 966 RIDGE LN CATOOSA OK 74015-0000 Parcel Location Situs 00966 RIDGE LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_002: 6/15/2021</p>																																																	
Legal Description Lat/Long: 36.17132889 -95.76354632																																																						
LOT 10 BLOCK 1 TOWN & COUNTRY VILLA					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2579/934	COOPER, ROGER G & ELIZABETH	09/22/2016	181,000	YES																																													
Parcel Valuation					<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>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value 31,504</td> <td>26,529</td> <td>11%</td> <td>2,918</td> <td>Assessed</td> <td>26,373</td> <td>2,812.94</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 235,990</td> <td>213,222</td> <td> </td> <td>23,455</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 267,494</td> <td>239,751</td> <td> </td> <td>26,373</td> <td>Total Taxable</td> <td>26,373</td> <td>2,813.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2017	Land Value 31,504	26,529	11%	2,918	Assessed	26,373	2,812.94	Year Frozen	0	Improvements 235,990	213,222		23,455	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 267,494	239,751		26,373	Total Taxable	26,373	2,813.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030981	PENNOCK, JEFFREY S & MELISSA	1	261,780	0	25,117	2,679.00																																															
2024	2024-660030981	PENNOCK, JEFFREY S & MELISSA	1	243,621	0	23,921	2,523.00																																															
2023	2023-660030981	PENNOCK, JEFFREY S & MELISSA	1	207,107	0	22,782	2,338.00																																															
2022	2022-660030981	PENNOCK, JEFFREY S & MELISSA	1	212,488	0	22,295	2,238.00																																															
2021	2021-660030981	PENNOCK, JEFFREY S & MELISSA	1	193,033	0	21,234	1,868.00																																															
2020	2020-660030981	PENNOCK, JEFFREY S & MELISSA	1	189,735	0	20,871	1,849.00																																															
2019	2019-660030981	PENNOCK, JEFFREY S & MELISSA	1	181,795	0	19,997	1,796.00																																															
2018	2018-660030981	PENNOCK, JEFFREY S & MELISSA	1	187,503	0	20,625	1,841.00																																															
2017	2017-660030981	PENNOCK, JEFFREY S & MELISSA	1	185,465	0	20,401	1,842.00																																															
2016	2016-660030981	PENNOCK, JEFFREY S & MELISSA	1	197,743	0	17,936	1,595.00																																															
2015	2015-660030981	COOPER, ROGER G & ELIZABETH	1	192,464	0	17,081	1,527.00																																															
2014	2014-660030981	COOPER, ROGER G & ELIZABETH	1	195,436	0	16,267	1,472.00																																															
2013	2013-660030981	COOPER, ROGER G & ELIZABETH	1	183,722	0	15,493	1,387.00																																															



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1808	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,876.00 x 4.00 = 31,504	
Factor Value		
Adjustments	1.0000	
Lot Value	31,504	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,005 / 2,282
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,005
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_002: 6/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	281,506	123.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	262,510		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,465		
Lot Value	31,504		
Indicated Value	264,969	116.11	Per SqFt
Agland Value			
Site Improvements	2,525		
Total Value	267,494	117.22	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.79	Total Misc Impr	+	13,240			
Roofing Adj	+ 2.77	Garage Cost	+	24,139			
Subfloor Adj	+ -1.81	Total RCN	=	318,887			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	98,855			
Plumbing Adj	+ 11.14	Lump Sums	+	13,433			
Basement Adj	+ 0.00	RCNLD	=	233,465			
Adj Base Cost	= 123.36	Lot Value	+	31,504			
Total Area	x 2,282	Indicated Value	=	264,969			
Adjusted Cost	= 281,508	Value Per SqFt		116.11			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	73342	13x5		65	29.32		1,906
WODO	Wood Deck - Open	73343	14x12		168	26.66		4,479
EPKG	Enclosed Porch - Kneewall Glass	73344	12x11		132	37.15		4,904
BALW	BALCONY - WOOD	73345	15x6		90	31.64		2,848
WODO	Wood Deck - Open	151540	319		319	19.14		6,106



Rogers

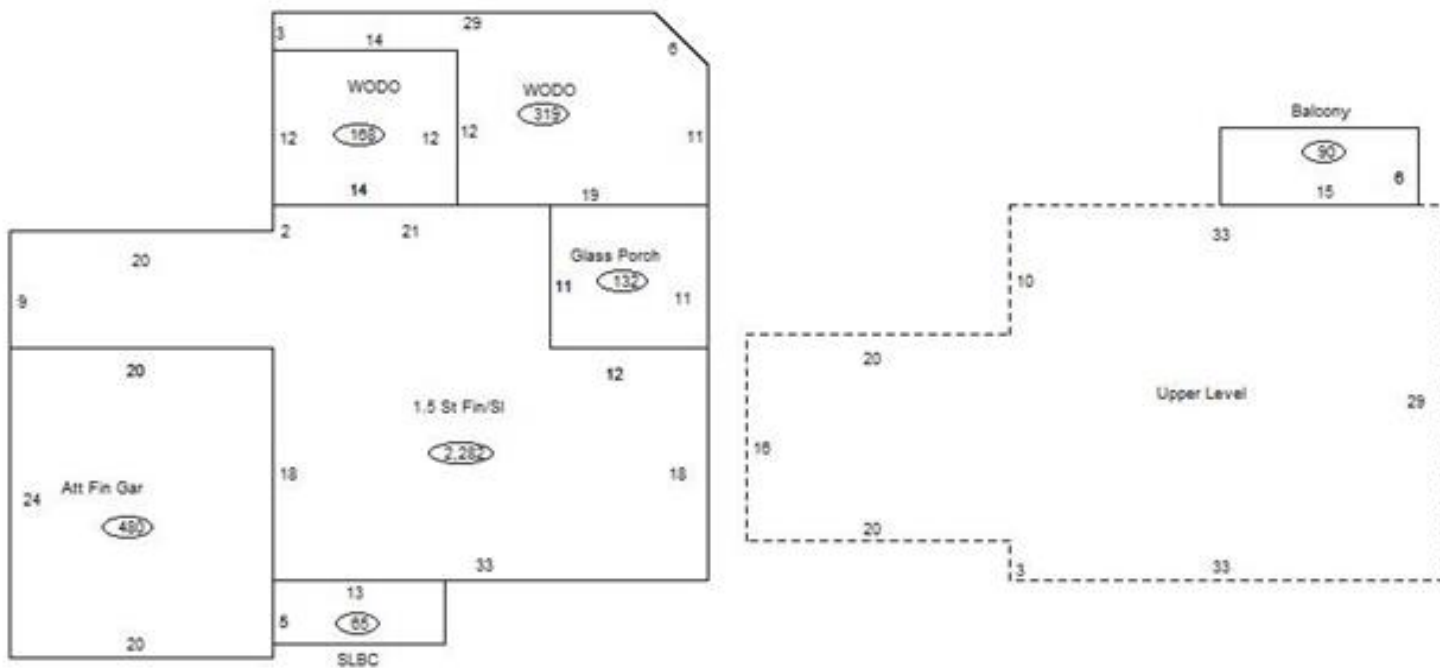
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,005	2.271	2,282
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	65	1.000	65
4	M	WODO		13	WODO	168	1.000	168
5	M	EPKG		13	Glass Porch	132	1.000	132
6	M	BALW		13	Balcony	90	1.000	90
7	U	^UL	Overhang	13	Upper Level	1,277	1.000	1,277
8	M	WODO		13	WODO	319	1.000	319
Total Building Area						1,005		2,282

