



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 660031113 Parcel ID 000000-00-0-20200-004-0021 Cadastral ID 36-20-14-02970 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 332803 MCCOY, JUSTIN 1310 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01310 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0021 / 0004 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\2021-6-28\IMG_005i 6/28/2021</p>														
Legal Description Lat/Long: 36.17462311 -95.76814943																			
LOT 21 BLOCK 4 WOODCREST ESTATES					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															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	HOLMAN, LAURA DANIELLE	11/24/2020	174,000	YES										
					2675/260	HUGHES, ROBIN E	11/13/2017	158,000	YES										
					1037/429	WHITE, RUSSELL L &	08/16/1996	90,000	Yes										
					796/210			66,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2021	Land Value	38,800	38,800	11%	4,268	Assessed	19,957	2,128.61										
Year Frozen	0	Improvements	142,628	142,628		15,689	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	181,428	181,428		19,957	Total Taxable	19,957	2,129.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031113	MCCOY, JUSTIN			1	177,497	0	19,525	2,083.00										
2024	2024-660031113	MCCOY, JUSTIN			1	179,955	0	19,420	2,049.00										
2023	2023-660031113	MCCOY, JUSTIN			1	168,140	0	18,495	1,898.00										
2022	2022-660031113	MCCOY, JUSTIN			1	170,447	0	18,749	1,882.00										
2021	2021-660031113	MCCOY, JUSTIN			1	174,247	0	19,167	1,686.00										
2020	2020-660031113	HOLMAN, LAURA DANIELLE			1	165,700	0	18,227	1,614.00										
2019	2019-660031113	HOLMAN, LAURA DANIELLE			1	159,416	0	17,536	1,575.00										
2018	2018-660031113	HOLMAN, LAURA DANIELLE			1	159,885	0	17,587	1,570.00										
2017	2017-660031113	HUGHES, ROBIN E			1	155,497	1000	14,906	1,346.00										
2016	2016-660031113	HUGHES, ROBIN E			1	151,406	1000	14,443	1,285.00										
2015	2015-660031113	HUGHES, ROBIN E			1	147,207	1000	13,992	1,251.00										
2014	2014-660031113	HUGHES, ROBIN E			1	149,493	1000	13,556	1,226.00										
2013	2013-660031113	HUGHES, ROBIN E			1	140,311	1000	13,132	1,175.00										



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2227		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	9,700.00 x 4.00 = 38,800		
Factor Value			
Adjustments	1.0000		
Lot Value	38,800		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,956
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,999	107.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	234,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.77	Total Misc Impr	+ 7,086
Roofing Adj	+ 2.78	Garage Cost	+ 18,168
Subfloor Adj	+ -1.31	Total RCN	= 245,910
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 103,282
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 142,628
Adj Base Cost	= 112.81	Lot Value	+ 38,800
Total Area	x 1,956	Indicated Value	= 181,428
Adjusted Cost	= 220,656	Value Per SqFt	92.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,628		
Lot Value	38,800		
Indicated Value	181,428	92.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,428	92.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73833	4x3		12	26.89		323
PATO	SLAB PORCH - OPEN	73834	10x10		100	11.48		1,148



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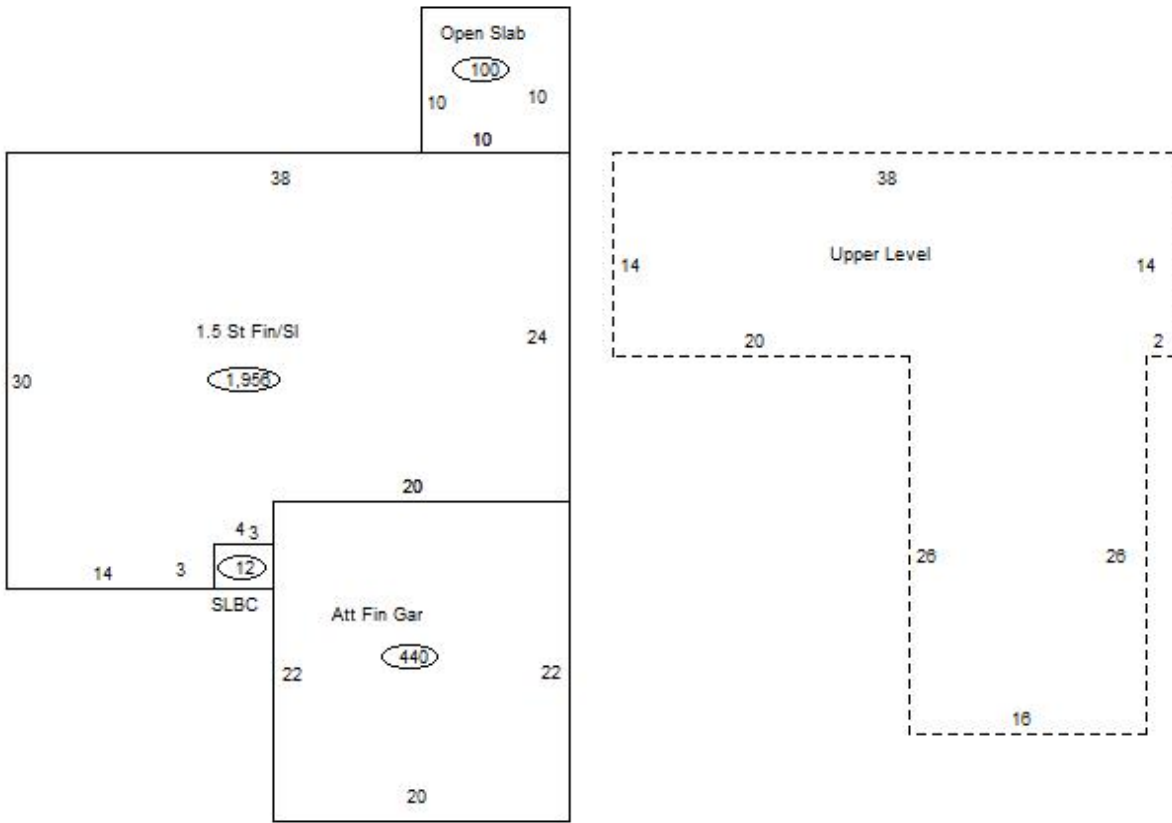
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Sketch Image

660031113



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	1,008	1.940	1,956
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PATO		13	Open Slab	100	1.000	100
5	U	^UL	Overhang	13	Upper Level	948	1.000	948
Total Building Area						1,008		1,956