




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image									
Account	660031255				 <p>\\tsclient\C\Users\rln\Pictures\2017-03-21 03-21-17\03-21-17 047.J 3/22/2017</p>									
Parcel ID	20N14E-36-3-00000-000-0000													
Cadastral ID	36-20-14-06000													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	347098													
HUGHES, CHASE & VICTORIA														
18121 E ARCHER ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	18121 E ARCHER ST													
Subdivision														
Lot/Block	/	Parcel Size	1.2 - Acres											
Sec/Twn/Rng	36 / 20 / 14 / 3													
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.16332102 -95.77488194														
S 435' W 145' SW SE SW LYING N OF BYPASS														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
PD	Add-Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	TINSLEY, KENNETH D & ANITA J	05/16/2025	190,000	YES										
2560/762	NOBLE, DORIS L	07/01/2016	65,000	17										
2560/761	TOTTEN, VALOREY &	06/01/2016	0	7										
2487/825	NOBLE, DORIS L	07/22/2015	75,000	9										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2026	Land Value	81,995	81,995	11%	9,019	Assessed	20,900 2,229.19						
Year Frozen	2008	Improvements	108,006	108,006		11,881	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -106.00						
TIF Project ID	0	Total Value	190,001	190,001		20,900	Total Taxable	19,900 2,123.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031255	HUGHES, CHASE & VICTORIA	1	125,170	0	12,529	1,336.00							
2024	2024-660031255	TINSLEY, KENNETH D & ANITA J	1	130,028	0	11,933	1,259.00							
2023	2023-660031255	TINSLEY, KENNETH D & ANITA J	1	103,313	0	11,364	1,166.00							
2022	2022-660031255	TINSLEY, KENNETH D & ANITA J	1	105,299	0	11,583	1,163.00							
2021	2021-660031255	TINSLEY, KENNETH D & ANITA J	1	107,560	0	11,832	1,041.00							
2020	2020-660031255	TINSLEY, KENNETH D & ANITA J	1	106,114	0	11,450	1,014.00							
2019	2019-660031255	TINSLEY, KENNETH D & ANITA J	1	99,135	0	10,905	979.00							
2018	2018-660031255	TINSLEY, KENNETH D & ANITA J	1	102,095	0	11,230	1,002.00							
2017	2017-660031255	TINSLEY, KENNETH D & ANITA J	1	101,305	0	11,144	1,006.00							
2016	2016-660031255	NOBLE, DORIS L	1	98,859	0	7,687	684.00							
2015	2015-660031255	TOTTEN, VALOREY &	1	95,982	2000	5,322	476.00							
2014	2014-660031255	NOBLE, DORIS L	1	96,703	2000	5,322	481.00							
2013	2013-660031255	NOBLE, DORIS L	1	94,395	2000	5,321	476.00							




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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1.2 Non-Ag Acres 0.9694 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,229.00 x 1.28 = 54,053 Factor Value Adjustments 1.5169 Lot Value 81,995		 <p>\\tsclient\C\Users\rln\Pictures\2017-03-21 03-21-17\03-21-17 047.J 3/22/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,533 / 1,533
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,533
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 43

Cost Approach		Manual : 01/2025	
Base Cost	106.44	Total Misc Impr	+ 9,944
Roofing Adj	+ 4.49	Garage Cost	+ 14,160
Subfloor Adj	+ -1.15	Total RCN	= 220,420
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 112,414
Plumbing Adj	+ 6.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,006
Adj Base Cost	= 128.06	Lot Value	+ 81,995
Total Area	x 1,533	Indicated Value	= 190,001
Adjusted Cost	= 196,316	Value Per SqFt	123.94

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,564	98.87	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,006		
Lot Value	81,995		
Indicated Value	190,001	123.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,001	123.94	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	74307		139	139	23.80		3,308
PRCH	SLAB PORCH - COVERED	74308		16x4	64	24.07		1,540



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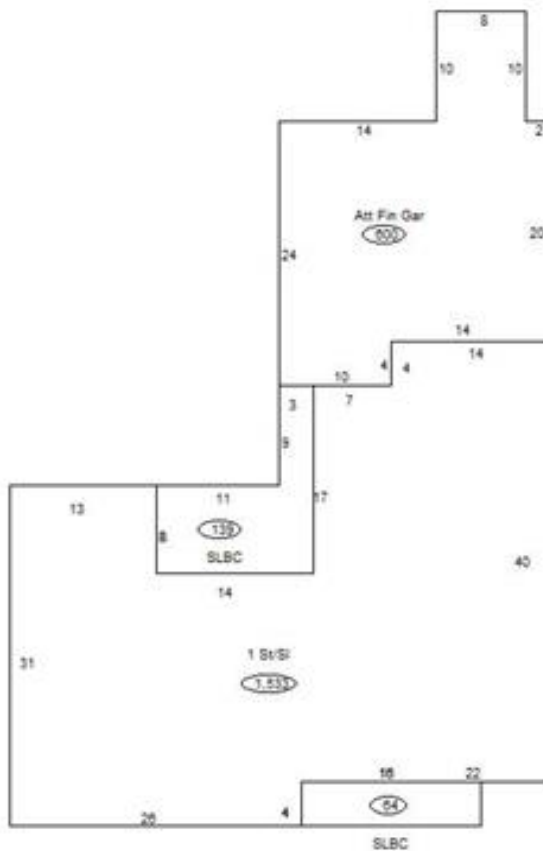
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,533	1.000	1,533
2	M	PRCH		13	SLBC	139	1.000	139
3	M	PRCH		13	SLBC	64	1.000	64
4	G	5		13	Att Fin Gar	600	1.000	600
Total Building Area						1,533		1,533