



# 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> 660051941 <b>Parcel ID</b> 000000-00-0-00407-001-0002 <b>Cadastral ID</b> 25-20-15-01530 <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> 301236 QUINN, DOUGLAS GENE & TRICIA A  29102 S TOMAHAWK RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 29102 S TOMAHAWK RD <b>Subdivision</b> INDIAN RIDGE <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 20 / 15 / 5 <b>Neighborhood</b> 1101 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder\IMG_0014.JPG 2/10/2022</p>														
<b>Legal Description</b> Lat/Long: 36.19089233 -95.66216893																			
LOT 2 BLOCK 1 INDIAN RIDGE					<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					
Number	Description	Opened	Closed	Amount															
<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	2053/460	SEC OF HUD	08/28/2009	0	1										
					2015/247	RAMIREZ, ARMANDO S SERNA	10/13/2006	0	10										
					1391/414	MADDOX, TODD T	07/12/2002	177,000	YES										
					1175/896	STRAIT, JAMIE R &	05/11/1999	141,000	Yes										
					1016/124	CATOOSA LAND & CATTLE CO	02/15/1996	13,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	99.860	<b>Current Tax</b>										
Remove Cap	2010		Land Value 86,826	37,515	11%	4,127	Assessed	36,034	3,598.36										
Year Frozen	0		Improvements 341,819	290,060		31,907	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 428,645	327,575		36,034	Total Taxable	35,034	3,505.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660051941	QUINN, DOUGLAS GENE &			22	404,640	1000	33,983	3,401.00										
2024	2024-660051941	QUINN, DOUGLAS GENE &			22	421,346	1000	32,965	3,220.00										
2023	2023-660051941	QUINN, DOUGLAS GENE &			22	325,270	1000	31,976	3,007.00										
2022	2022-660051941	QUINN, DOUGLAS GENE &			22	314,254	1000	31,016	2,924.00										
2021	2021-660051941	QUINN, DOUGLAS GENE &			22	282,570	1000	30,083	2,865.00										
2020	2020-660051941	QUINN, DOUGLAS GENE			22	280,121	1000	29,525	2,826.00										
2019	2019-660051941	QUINN, DOUGLAS GENE			22	270,080	1000	28,636	2,772.00										
2018	2018-660051941	QUINN, DOUGLAS GENE			22	278,413	1000	27,773	2,673.00										
2017	2017-660051941	QUINN, DOUGLAS GENE			22	253,950	1000	26,935	2,628.00										
2016	2016-660051941	QUINN, DOUGLAS GENE			22	248,290	1000	26,312	2,531.00										
2015	2015-660051941	QUINN, DOUGLAS GENE			22	242,581	1000	25,684	2,483.00										
2014	2014-660051941	QUINN, DOUGLAS GENE			20	248,670	1000	26,354	2,384.00										
2013	2013-660051941	QUINN, DOUGLAS GENE			20	261,410	1000	25,935	2,321.00										



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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1442	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	93,401.00 x .93 = 86,826	
Factor Value		
Adjustments	1.0000	
Lot Value	86,826	

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	100% Frame, Siding, Vinyl
Base/Total Area	1,580 / 2,764
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1996 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	337,408	122.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	286,340 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	287,169		
Lot Value	86,826		
Indicated Value	373,995	135.31	Per SqFt
Agland Value			
Site Improvements	54,650		
Total Value	428,645	155.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.07	Total Misc Impr	+	61,446			
Roofing Adj	+ 2.81	Garage Cost	+	17,024			
Subfloor Adj	+ -1.32	Total RCN	=	368,165			
Heat/Cool Adj	+ 12.64	Depreciation ( 22%)	-	80,996			
Plumbing Adj	+ 5.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	287,169			
Adj Base Cost	= 104.81	Lot Value	+	86,826			
Total Area	x 2,764	Indicated Value	=	373,995			
Adjusted Cost	= 289,695	Value Per SqFt		135.31			

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	77320		1298	1,298	23.80		30,892
EPSW	ENCLOSED PORCH - SOLID WALL	77321		368	368	67.77		24,939



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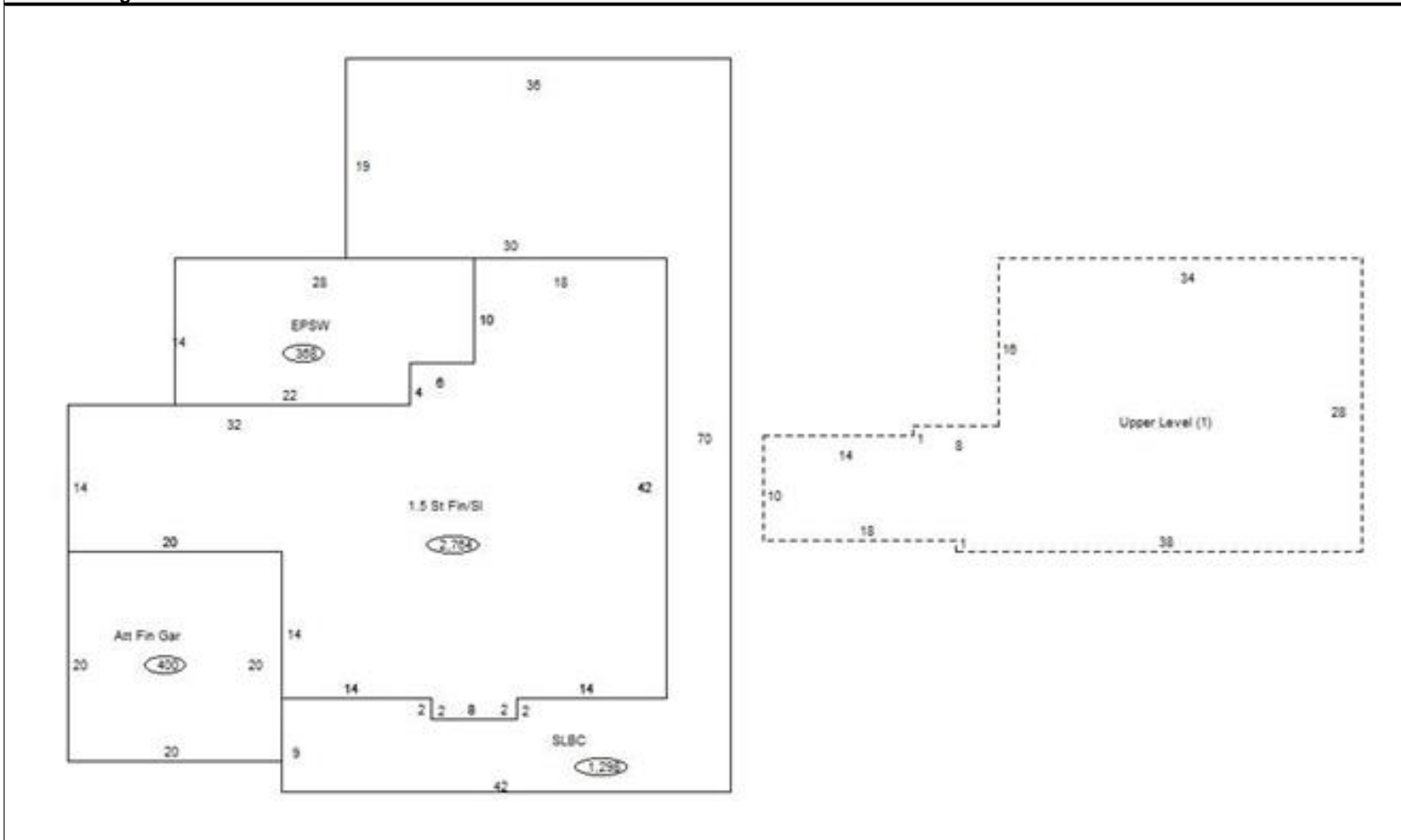
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,580	1.749	2,764
2	M	PRCH		13	SLBC	1,298	1.000	1,298
3	M	EPSW		13	EPSW	368	1.000	368
4	G	5		13	Att Fin Gar	400	1.000	400
5	U	^UL		13	Upper Level (1)	1,184	1.000	1,184
<b>Total Building Area</b>						<b>1,580</b>		<b>2,764</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	20x30x10	Base	Formed Metal	600	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (22.54 x 600)		13,524		13,524	3,381	10,143
	GRDT	Garage - Detached	50x28x8	Concrete	Composition Shingle	1,400	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (27.24 x 1,400)		38,136		38,136	9,534	28,602
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (19.66 x 192)		3,775		3,775	1,737	2,038
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Base		878	
	Qual	3	Cond 3	Year 1997	Eff Age 22		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (67% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (47.86 x 878)		42,021		42,021	28,154	13,867