



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 660051942 Parcel ID 000000-00-0-00407-001-0003 Cadastral ID 25-20-15-01540 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 270447 KLINE, JOSEPH P & BARBARA L PO BOX 702 CATOOSA OK 74015-0000 Parcel Location Situs 29122 S TOMAHAWK RD Subdivision INDIAN RIDGE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 20 / 15 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660051942_001.JPG 10/29/2025</p>														
Legal Description Lat/Long: 36.19024738 -95.66269460																			
LOT 3 BLOCK 1 INDIAN RIDGE					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1155/190 988/334	HENDON, DENNIS D & CATOOSA LAND & CATTLE CO	01/29/1999 04/27/1995	20,000 13,500	Yes No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2000		Land Value 91,286	32,480	11%	3,573	Assessed	26,816	2,677.85										
Year Frozen	0		Improvements 214,239	211,304		23,243	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 305,525	243,784		26,816	Total Taxable	25,816	2,585.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660051942	KLINE, JOSEPH P & BARBARA L			22	296,436	1000	25,036	2,507.00										
2024	2024-660051942	KLINE, JOSEPH P & BARBARA L			22	311,002	1000	24,277	2,373.00										
2023	2023-660051942	KLINE, JOSEPH P & BARBARA L			22	228,516	0	24,541	2,302.00										
2022	2022-660051942	KLINE, JOSEPH P & BARBARA L			22	228,592	0	23,372	2,199.00										
2021	2021-660051942	KLINE, JOSEPH P & BARBARA L			22	202,359	0	22,259	2,114.00										
2020	2020-660051942	KLINE, JOSEPH P & BARBARA L			22	200,941	0	22,044	2,104.00										
2019	2019-660051942	KLINE, JOSEPH P & BARBARA L			22	190,856	0	20,994	2,028.00										
2018	2018-660051942	KLINE, JOSEPH P & BARBARA L			22	195,840	1000	19,949	1,923.00										
2017	2017-660051942	KLINE, JOSEPH P & BARBARA L			22	194,173	1000	19,339	1,888.00										
2016	2016-660051942	KLINE, JOSEPH P & BARBARA L			22	189,234	1000	18,746	1,805.00										
2015	2015-660051942	KLINE, JOSEPH P & BARBARA L			22	183,127	1000	18,171	1,758.00										
2014	2014-660051942	KLINE, JOSEPH P & BARBARA L			20	187,621	1000	17,613	1,593.00										
2013	2013-660051942	KLINE, JOSEPH P & BARBARA L			20	179,890	1000	17,071	1,528.00										



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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4854 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 108,265.00 x .84 = 91,286 Factor Value Adjustments 1.0000 Lot Value 91,286		<p>660051942 10/28/25</p> <p>660051942_001.JPG 10/29/2025</p>

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% Veneer, Masonry
Base/Total Area	1,454 / 2,104
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,454
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 244,649 116.28 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 234,730 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.68	Total Misc Impr	+ 8,553	Roofing Adj	+ 3.39	Garage Cost	+ 17,606
Subfloor Adj	+ -1.63	Total RCN	= 273,274	Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 62,853
Plumbing Adj	+ 7.37	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 210,421
Adj Base Cost	= 117.45	Lot Value	+ 91,286	Total Area	x 2,104	Indicated Value	= 301,707
		Value Per SqFt	143.40	Adjusted Cost	= 247,115		

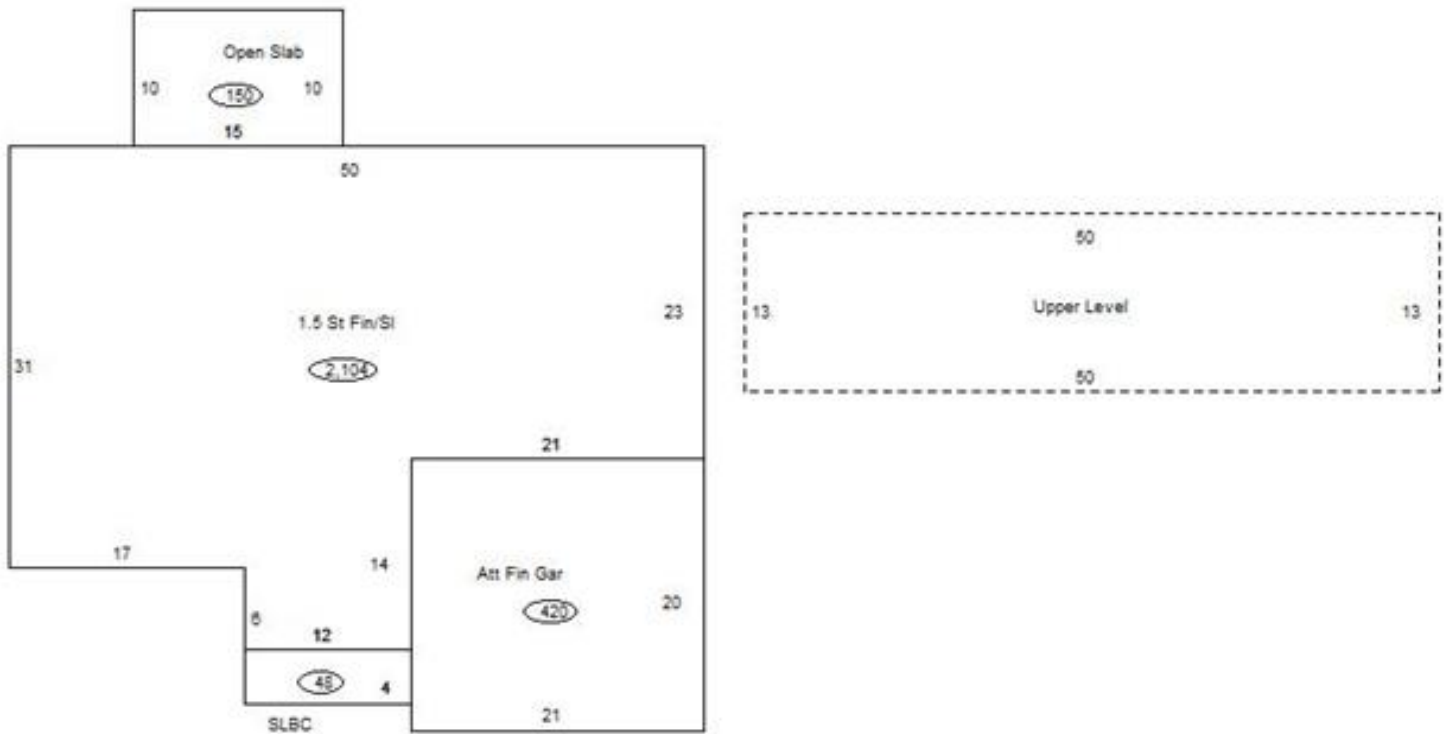
Value Reconciliation
Selected Approach Cost Approach Improvements 210,421 Lot Value 91,286 Indicated Value 301,707 143.40 Per SqFt Agland Value Site Improvements 3,818 Total Value 305,525 145.21 Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Porch	77326	12x4		48	26.78		1,285
PATO	Patio - Open	77327	15x10		150	11.02		1,653



Sketch Image

660051942



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	1,454	1.447	2,104
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	150	1.000	150
5	U	^UL	Overhang	13	Upper Level	650	1.000	650
Total Building Area						1,454		2,104



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x8	Plank	Composition Shingle	180
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (19.16 x 180)		3,449	3,449	1,587	1,862
	CPRV	Carport - RV	30x16x16	Gravel	Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (8.49 x 480)		4,075	4,075	2,119	1,956