



# 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	660051954				<p>660051954_004.JPG 10/29/2025</p>									
Parcel ID	000000-00-0-00407-002-0007													
Cadastral ID	25-20-15-01660													
Property Type	REAL - Real Property													
Property Class	RAP	VI Area	3											
Tax Area	22 - CATOOSA / FAIR OAKS FD													
Name ID	259845													
FOCHT, ADAM &														
KIM														
29227 S TOMAHAWK RD														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	29227 S TOMAHAWK RD													
Subdivision	INDIAN RIDGE													
Lot/Block	0007 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	25 / 20 / 15 / 5													
Neighborhood	1101 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lot/Long: 36.18842979 -95.66037650														
LOT 7 BLOCK 2 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
987/262	FOCHT, ADAM &	04/14/1995	22,000	No										
973/196	CATOOSA LAND & CATTLE CO	11/04/1994	22,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax						
Remove Cap	0	Land Value	331	331	11%	36	Assessed	9,345 933.19						
Year Frozen	0	Improvements	123,989	84,632		9,309	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	124,320	84,963		9,345	Total Taxable	8,345 840.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660051954	FOCHT, ADAM &	22	82,489	1000	8,073	814.00							
2024	2024-660051954	FOCHT, ADAM &	22	225,932	1000	9,878	970.00							
2023	2023-660051954	FOCHT, ADAM &	22	150,252	1000	9,561	904.00							
2022	2022-660051954	FOCHT, ADAM &	22	149,070	1000	9,253	877.00							
2021	2021-660051954	FOCHT, ADAM &	22	136,113	1000	8,332	798.00							
2020	2020-660051954	FOCHT, ADAM &	22	134,178	1000	8,061	776.00							
2019	2019-660051954	FOCHT, ADAM &	22	129,439	1000	7,797	760.00							
2018	2018-660051954	FOCHT, ADAM &	22	132,690	1000	7,540	731.00							
2017	2017-660051954	FOCHT, ADAM &	22	130,878	1000	7,292	716.00							
2016	2016-660051954	FOCHT, ADAM &	22	127,937	1000	7,050	683.00							
2015	2015-660051954	FOCHT, ADAM &	22	124,319	1000	6,816	664.00							
2014	2014-660051954	FOCHT, ADAM &	20	126,301	1000	6,589	596.00							
2013	2013-660051954	FOCHT, ADAM &	20	110,605	1000	6,368	570.00							



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Lot Data		Square-Foot - NBHD 1101 #1	Primary Image
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	.00 x .00 = 1		
Factor Value			
Adjustments	0.0000		
Lot Value	1		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Carport - Shed Roof 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,327	141.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,531		
Lot Value	1		
Indicated Value	109,532	95.74	Per SqFt
Agland Value	330		
Site Improvements	14,458		
Total Value	124,320	108.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.75	Total Misc Impr	+	11,702			
Roofing Adj	+ 4.78	Garage Cost	+	5,048			
Subfloor Adj	+ 2.38	Total RCN	=	163,479			
Heat/Cool Adj	+ 10.30	Depreciation ( 33%)	-	53,948			
Plumbing Adj	+ 11.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,531			
Adj Base Cost	= 128.26	Lot Value	+	1			
Total Area	x 1,144	Indicated Value	=	109,532			
Adjusted Cost	= 146,729	Value Per SqFt		95.74			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	77354	44x6		264	20.47		5,404
EPKG	Enclosed Porch - Kneewall Glass	77356	20x12		240	26.24		6,298



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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	Crawl	13	1 St/Cr	1,144	1.000	1,144
2	M	PRCH		13	SLBC	264	1.000	264
3	G	4		13	Carport	528	1.000	528
4	M	EPKG		13	Glass Porch	240	1.000	240
<b>Total Building Area</b>						1,144		1,144



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	
	Base Cost (31.86 x 720)		22,939	22,939	11,240	11,699
	LNT0	Lean To - Attached	12x30x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	
	Base Cost (14.09 x 360)		5,072	5,072	3,500	1,572
	LOAF	LOAFING SHED	20x30x8	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	
	Base Cost (6.82 x 600)		4,092	4,092	2,905	1,187



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.250	122	122	153	153
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			1.250	142	142	177	177
<b>NTV PST Totals</b>						2.500			330	330
<b>Total Agland</b>						2.500			330	330