



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	660053916				<p>660053916_001.JPG 12/9/2025</p>				
Parcel ID	000000-00-0-20170-001-0014								
Cadastral ID	30-20-15-13520								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	336860								
MCDANIEL FAMILY REVOCABLE TRUST									
505 S ANTRY PL CATOOSA OK 74015-0000									
Parcel Location									
Situs	00505 ANTRY PL								
Subdivision	SPUNKY RIDGE LOTS								
Lot/Block	0014 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1192 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18163606 -95.74575931									
Building Permits									
LOT 14 BLOCK 1 SPUNKY RIDGE LOTS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	MCDANIEL, JAMES C	12/15/2021	0	4
					916/245	DOUGLAS, LAURA L	05/21/1993	57,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	49,155	20,640	11%	2,270	Assessed	7,899	842.51
Year Frozen	2010	Improvements	121,884	51,180		5,629	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	171,039	71,820		7,899	Total Taxable	6,899	736.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660053916	MCDANIEL FAMILY REVOCABLE TRUST	1	159,597	1000	6,900	736.00		
2024	2024-660053916	MCDANIEL FAMILY REVOCABLE TRUST	1	130,961	1000	6,901	728.00		
2023	2023-660053916	MCDANIEL FAMILY REVOCABLE TRUST	1	106,713	1000	6,901	708.00		
2022	2022-660053916	MCDANIEL FAMILY REVOCABLE TRUST	1	108,273	1000	6,900	693.00		
2021	2021-660053916	MCDANIEL, JAMES C	1	111,849	1000	6,900	607.00		
2020	2020-660053916	MCDANIEL, JAMES C & DORTHY L	1	110,078	1000	6,900	611.00		
2019	2019-660053916	MCDANIEL, JAMES C & DORTHY L	1	106,006	1000	6,900	620.00		
2018	2018-660053916	MCDANIEL, JAMES C & DORTHY L	1	110,225	1000	6,900	616.00		
2017	2017-660053916	MCDANIEL, JAMES C & DORTHY L	1	108,908	1000	6,901	623.00		
2016	2016-660053916	MCDANIEL, JAMES C & DORTHY L	1	106,163	1000	6,900	614.00		
2015	2015-660053916	MCDANIEL, JAMES C & DORTHY L	1	103,819	1000	6,900	617.00		
2014	2014-660053916	MCDANIEL, JAMES C & DORTHY L	1	104,634	1000	6,900	624.00		
2013	2013-660053916	MCDANIEL, JAMES C & DORTHY L	1	98,969	1000	6,900	618.00		



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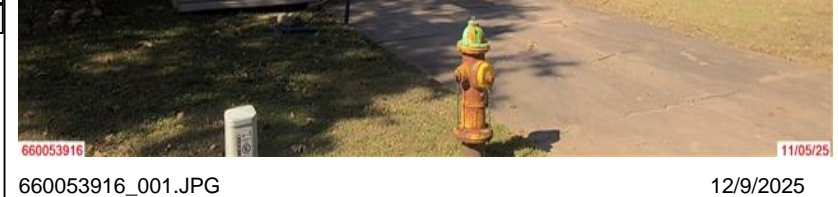
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Lot Data	Square-Foot - NBHD 1192 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2257	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,831.00 x 5.00 = 49,155	
Factor Value		
Adjustments	1.0000	
Lot Value	49,155	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,330 / 1,330
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,330
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

Cost Approach		Manual : 01/2025	
Base Cost	98.90	Total Misc Impr	+ 10,385
Roofing Adj	+ 4.54	Garage Cost	+ 14,664
Subfloor Adj	+ -1.17	Total RCN	= 190,395
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 74,254
Plumbing Adj	+ 10.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,141
Adj Base Cost	= 124.32	Lot Value	+ 49,155
Total Area	x 1,330	Indicated Value	= 165,296
Adjusted Cost	= 165,346	Value Per SqFt	124.28



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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	156,731	117.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	64,020		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,141		
Lot Value	49,155		
Indicated Value	165,296	124.28	Per SqFt
Agland Value			
Site Improvements	5,743		
Total Value	171,039	128.60	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	78140		163	163	23.71		3,865
PATO	SLAB PORCH - OPEN	78141		15x9	135	10.55		1,424



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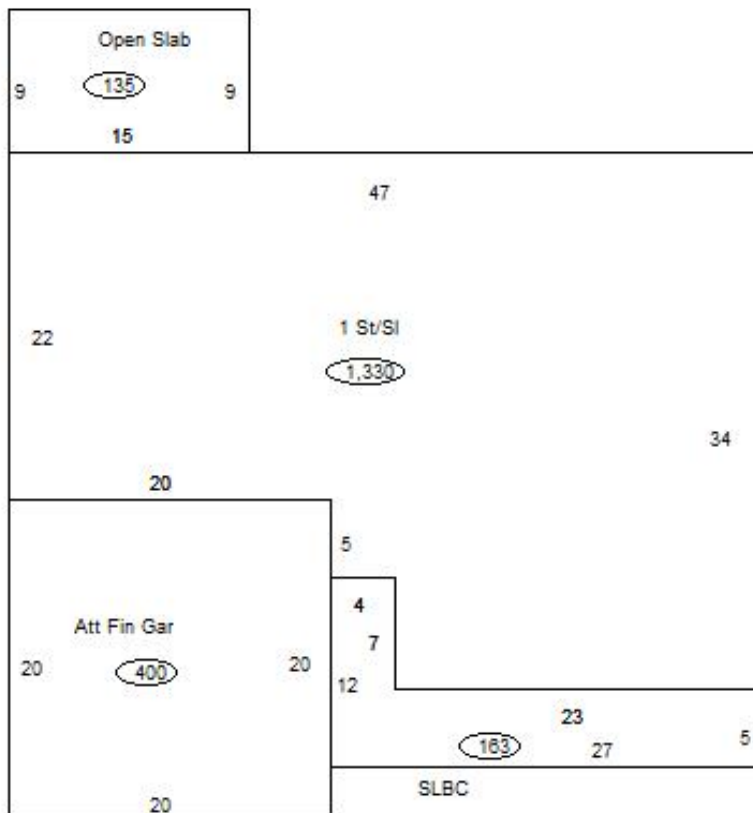
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Sketch Image

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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	1,330	1.000	1,330
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	163	1.000	163
4	M	PATO		13	Open Slab	135	1.000	135
Total Building Area						1,330		1,330



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x8	Plank	Formed Metal	240
	Qual	2	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (18.84 x 240)		4,522	4,522	226	4,296
	SHDS	Shed - Small	8x8x8	Plank	Composition Shingle	64
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (27.90 x 64)		1,786	1,786	339	1,447