



# 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	660056945			<p>660056945_001.JPG 12/9/2025</p>						
Parcel ID	000000-00-0-20060-001-0003									
Cadastral ID	30-20-15-03805									
Property Type	REAL - Real Property									
Property Class	UCP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	333303									
MCAFEE HOLDING GROUP INC										
PO BOX 610 CATOOSA OK 74015-0000										
Parcel Location										
Situs	00509 S CHEROKEE ST									
Subdivision	FOSTER									
Lot/Block	0003 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	30 / 20 / 15 / 5									
Neighborhood	5001 - TASC 2016									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.18100723 -95.74975780				Building Permits						
LOT 3 BLOCK 1 FOSTER.				Number	Description	Opened	Closed	Amount		
				2767	REMODEL VESTIBULE	05/2012	12/2013	2,500		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WALKER, KEVIN & GERRI REVOC~TRI	01/12/2023	700,000	WG	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2024		Land Value	59,465	59,465	11%	Assessed	15,159	1,616.86	
Year Frozen	0		Improvements	260,268	78,348		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	319,733	137,813		Total Taxable	15,159	1,617.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660056945	MCAFEE HOLDING GROUP INC			1	176,586	0	14,437	1,540.00	
2024	2024-660056945	MCAFEE HOLDING GROUP INC			1	125,001	0	13,750	1,450.00	
2023	2023-660056945	MCAFEE HOLDING GROUP INC			1	154,201	0	16,962	1,741.00	
2022	2022-660056945	WALKER, JIM L TRUST			1	162,274	0	8,926	896.00	
2021	2021-660056945	WALKER, JIM L TRUST			1	210,093	0	11,556	1,017.00	
2020	2020-660056945	WALKER, JIM L TRUST			1	210,093	0	11,556	1,024.00	
2019	2019-660056945	WALKER, JIM L TRUST			1	210,093	0	11,556	1,038.00	
2018	2018-660056945	WALKER, JIM L TRUST			1	291,989	0	12,929	1,154.00	
2017	2017-660056945	WALKER, JIM L TRUST			1	291,989	0	12,313	1,112.00	
2016	2016-660056945	WALKER, JIM L TRUST			1	291,989	0	11,727	1,043.00	
2015	2015-660056945	WALKER, JIM L TRUST			1	203,064	0	11,169	998.00	
2014	2014-660056945	WALKER, JIM L TRUST			1	203,064	0	11,169	1,010.00	
2013	2013-660056945	WALKER, JIM L TRUST			1	225,766	0	12,381	1,108.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	40,315.00 x 1.25 = 50,394		
Factor Value	0		
Adjustments	118%		
Lot Value	59,465		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122342
Total Building Area	5,628	Image Date	12/9/2025
Total Base Value	917,927	Name	001.JPG
Modifier Value		Description	660056945_001.JPG
Misc Improvements			
Replacement Cost New	917,927		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	257,020		
Economic Depreciation			
RCNLD (All Sources)	257,020		
Depreciated Improvements	3,248		
Outbuilding Value			
Total Improvement Value	260,268		
Land Value	59,465		
Cost Approach Value	319,733 56.81/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	59,465
Effective Gross Income (EGI)		Total Appraised Value	319,733 56.81/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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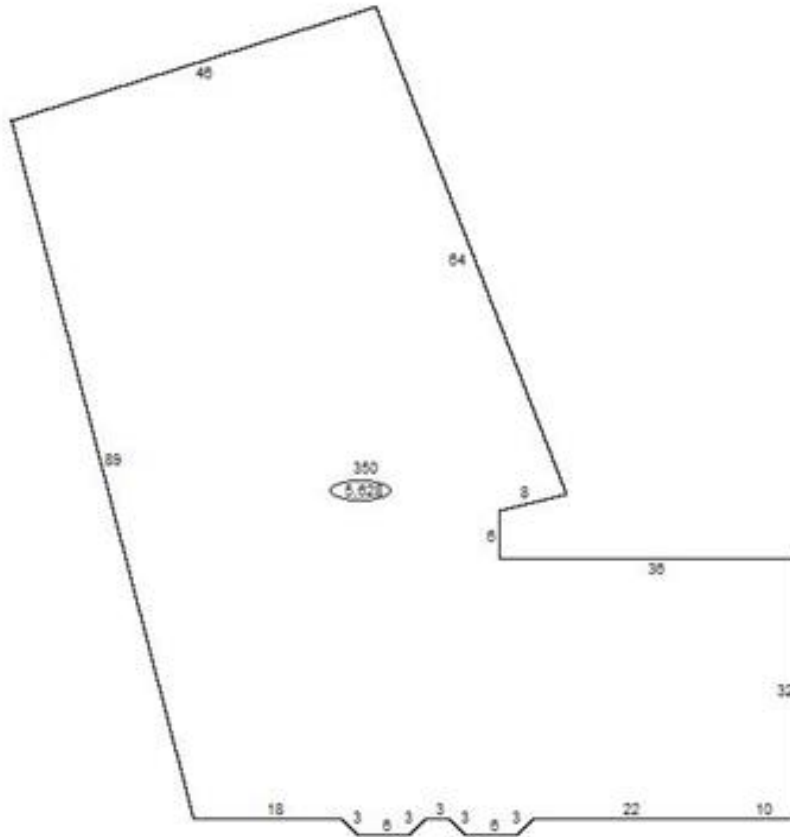
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Sketch Image

660056945



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		20	350	5,628	1.000	5,628
<b>Total Building Area</b>						5,628		5,628



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Account 660056945  
Parcel ID 000000-00-0-20060-001-0003  
Cadastral ID 30-20-15-03805

Tax Area Code 1  
Property Class UCP  
Owners Name MCAFEE HOLDING GROUP INC

Building Data	Building Image
<p>Building ID 590            Building Sequence 1            Occupancy 1 350 Restaurant 100%            Occupancy 2            Occupancy 3            Total Floor Area 5,628            Average Perimeter 358            Number Of Storys 1.00            Average Wall Ht 10.00            Year Built 1986            Effective Age 20            Construction Class 1 - Residential Stud Frame            Quality 3 - Average            Condition 3 - Average            Exterior Wall 88 - Stud Metal Siding            Heating/Cooling 10 - Complete HVAC            Roof Type Flat            Roof Cover Composition Roll</p> <p>Basement Area            Basement Levels            Basement Finish            Finish Code - 1 0            Finish Area - 1            Finish Code - 2 0            Finish Area - 2</p>	
	Image Information
	<p>Image Name            Image Date            Image Name            Description</p>

Cost Calculations	
<p>Appraisal Zone 3            Zone Description            Base Cost 102.17            Wall Cost 18.64            HVAC Cost 42.29            Basement Cost 0.00            Total Base Cost 163.10            Total Area 5,628            Base RCN 917,927            Misc Impr Value</p>	<p>Manual Date 01/2025            Base Year 2026            Modifier Value            Total Replacement Cost 917,927            Physical Depreciation 72%            Functional Depreciation            Total Depreciation 72% (660,907)            Total RCNLD 257,020            Lump Sums 3,248            Total Building Value 260,268 \$ 46.25 Per SqFt</p>

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
FLV	ROAD SIGN	2003	3500	3,500	1.00	33%	2,345
FLV	PARKING	1986	4750	4,750	1.00	81%	903
<b>Total Misc Improvement</b>							<b>3,248</b>