



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:35:37
Page 1

Assessment Data					Primary Image														
Account 660063028 Parcel ID 000000-00-0-00387-001-0004 Cadastral ID 26-20-15-02935 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 318643 BOND, DOUGLAS WAYNE 29815 S HOPE DR CATOOSA OK 74015-0000 Parcel Location Situs 29815 S HOPE DR Subdivision HOPE ACRES Lot/Block 0004 / 0001 Parcel Size 2.5 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0208\IMG_0007. 2/8/2022</p>														
Legal Description Lat/Long: 36.18074228 -95.68721183																			
S2 LOT 4 BLOCK 1 HOPE ACRES					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	2557/526 1010/190	ARMSTRONG, JACKSON P & CARNES, ODELL L EST	06/17/2016 12/07/1995	196,000 20,000	YES No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2017	Land Value	76,245	57,034	11%	6,274	Assessed	24,915	2,488.01										
Year Frozen	2005	Improvements	189,182	169,464		18,641	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	265,427	226,498		24,915	Total Taxable	23,915	2,395.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660063028	BOND, DOUGLAS WAYNE			22	245,610	1000	23,189	2,322.00										
2024	2024-660063028	BOND, DOUGLAS WAYNE			22	261,539	1000	22,485	2,198.00										
2023	2023-660063028	BOND, DOUGLAS WAYNE			22	210,609	1000	21,801	2,053.00										
2022	2022-660063028	BOND, DOUGLAS WAYNE			22	203,370	1000	21,137	1,995.00										
2021	2021-660063028	BOND, DOUGLAS WAYNE			22	195,381	1000	20,492	1,953.00										
2020	2020-660063028	BOND, DOUGLAS WAYNE			22	195,984	1000	20,292	1,944.00										
2019	2019-660063028	BOND, DOUGLAS WAYNE			22	187,924	1000	19,672	1,907.00										
2018	2018-660063028	BOND, DOUGLAS WAYNE			22	192,403	1000	20,164	1,943.00										
2017	2017-660063028	BOND, DOUGLAS WAYNE			22	195,348	1000	20,488	2,000.00										
2016	2016-660063028	BOND, DOUGLAS WAYNE			22	161,519	0	12,685	1,217.00										
2015	2015-660063028	ARMSTRONG, JACKSON P &			22	158,247	12082		85.00										
2014	2014-660063028	ARMSTRONG, JACKSON P &			20	160,937	12082		.00										
2013	2013-660063028	ARMSTRONG, JACKSON P &			20	152,590	12081		.00										



Rogers

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Date 04/16/2026
Time 23:35:37
Page 2

Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.5034		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	109,047.00 x .70 = 76,245		
Factor Value			
Adjustments	1.0000		
Lot Value	76,245		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,674 / 1,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,674
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	620 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	223,547 133.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	4,390 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	167,275
Lot Value	76,245
Indicated Value	243,520 145.47 Per SqFt
Agland Value	
Site Improvements	21,907
Total Value	265,427 158.56 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.43	Total Misc Impr	+ 21,993
Roofing Adj	+ 4.13	Garage Cost	+ 20,361
Subfloor Adj	+ -1.09	Total RCN	= 238,965
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 71,690
Plumbing Adj	+ 5.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,275
Adj Base Cost	= 117.45	Lot Value	+ 76,245
Total Area	x 1,674	Indicated Value	= 243,520
Adjusted Cost	= 196,611	Value Per SqFt	145.47

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2021	1	0.00		
EPSW	Enclosed Porch - Solid Wall	80882	24x10		240	61.62		14,789
PRCH	Porch	80883	25x8		200	23.56		4,712
GENR	Generator - Residential Standby			1	1	2,492.00		2,492



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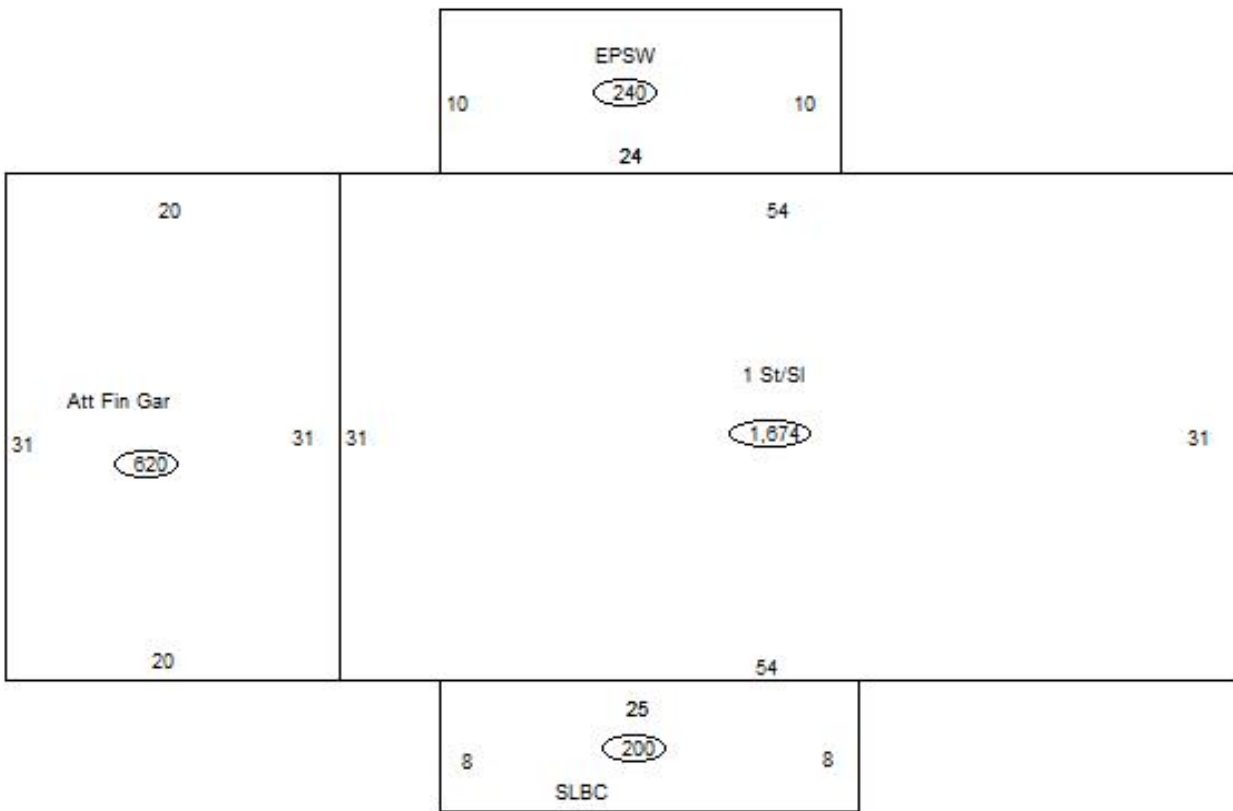
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Date 04/16/2026
Time 23:35:37
Page 3

Sketch Image

660063028



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,674	1.000	1,674
2	G	5		13	Att Fin Gar	620	1.000	620
3	M	EPSW		13	EPSW	240	1.000	240
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,674		1,674



Rogers

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Date 04/16/2026
Time 23:35:38
Page 4

660063028

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 1998	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (29.21 x 1,500)	43,815	43,815	21,908	21,907