




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 660063175 Parcel ID 20N16E-19-3-00000-000-0000 Cadastral ID 19-20-16-00510 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 320184 HAGEN, CHANELLE & DUSTIN 28912 S 4134 RD CATOOSA OK 74015-0000 Parcel Location Situs 28912 S 4134 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 19 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1216\IMG_0042. 12/17/2021</p>																													
Legal Description Lat/Long: 36.19237136 -95.64750932																																		
W2 SE SE SW					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	No	1,000		2597/193	NEWTON, MORGAN ANN	11/29/2016	270,000	YES																									
					2259/531	POHL, HAROLD A &	07/20/2012	250,000	YES																									
					1688/698	WATSON, MARK ALLEN &	06/17/2005	229,000	YES																									
					1021/760	CONCEPT BUILDERS INC	03/20/1996	140,500	Yes																									
					1010/414	TULSA REAL ESTATE INVESTMENTS	11/30/1995	26,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																									
Remove Cap	2017		Land Value	90,170	90,170	11%	9,919	Assessed	41,506	4,144.79																								
Year Frozen	0		Improvements	287,148	287,148		31,587	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00																								
TIF Project ID	0		Total Value	377,318	377,318		41,506	Total Taxable	41,506	4,145.00																								
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660063175	HAGEN, CHANELLE & DUSTIN			22	384,289	0	40,594	4,054.00																									
2024	2024-660063175	HAGEN, CHANELLE & DUSTIN			22	401,537	0	38,661	3,768.00																									
2023	2023-660063175	HAGEN, CHANELLE & DUSTIN			22	360,456	0	36,820	3,454.00																									
2022	2022-660063175	HAGEN, CHANELLE & DUSTIN			22	328,502	0	35,067	3,298.00																									
2021	2021-660063175	HAGEN, CHANELLE & DUSTIN			22	303,608	0	33,397	3,172.00																									
2020	2020-660063175	HAGEN, CHANELLE & DUSTIN			22	301,539	0	32,000	3,055.00																									
2019	2019-660063175	HAGEN, CHANELLE & DUSTIN			22	277,055	0	30,477	2,943.00																									
2018	2018-660063175	HAGEN, CHANELLE & DUSTIN			22	276,111	0	30,372	2,916.00																									
2017	2017-660063175	HAGEN, CHANELLE & DUSTIN			22	271,581	0	29,874	2,907.00																									
2016	2016-660063175	NEWTON, WILLIAM M & MORGAN ANN			22	265,314	0	29,185	2,800.00																									
2015	2015-660063175	NEWTON, WILLIAM M & MORGAN ANN			22	260,104	0	28,611	2,757.00																									
2014	2014-660063175	NEWTON, WILLIAM M & MORGAN ANN			22	264,449	0	29,089	2,835.00																									
2013	2013-660063175	NEWTON, WILLIAM M & MORGAN ANN			20	253,225	0	27,855	2,493.00																									



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.1471	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	224,207.00 x .40 = 90,170	
Factor Value		
Adjustments	1.0000	
Lot Value	90,170	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,579 / 2,868
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,579
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
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	350,012	122.04	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,179		
Lot Value	90,170		
Indicated Value	352,349	122.86	Per SqFt
Agland Value			
Site Improvements	24,969		
Total Value	377,318	131.56	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.78	Total Misc Impr	+	11,717			
Roofing Adj	+ 3.50	Garage Cost	+				
Subfloor Adj	+ -2.69	Total RCN	=	364,137			
Heat/Cool Adj	+ 16.31	Depreciation (28%)	-	101,958			
Plumbing Adj	+ 9.98	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	262,179			
Adj Base Cost	= 122.88	Lot Value	+	90,170			
Total Area	x 2,868	Indicated Value	=	352,349			
Adjusted Cost	= 352,420	Value Per SqFt		122.86			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	80916		137	137	32.65		4,473



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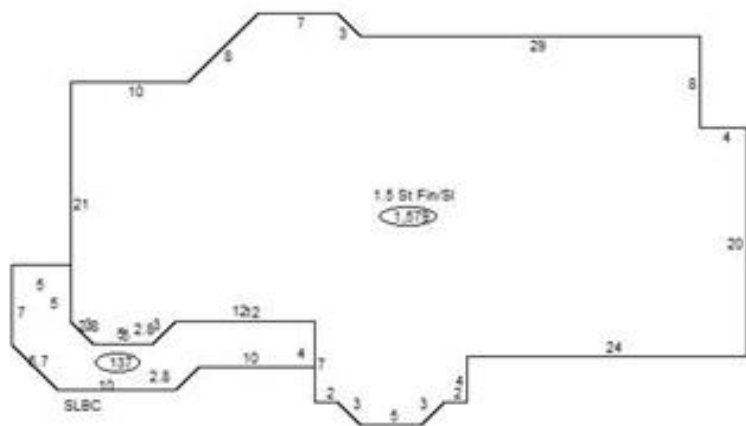
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,579	1.000	1,579
2	M	PRCH		13	SLBC	137	1.000	137
3	U	^UL	Overhang	13	Upper Level	1,289	1.000	1,289
Total Building Area						1,579		1,579



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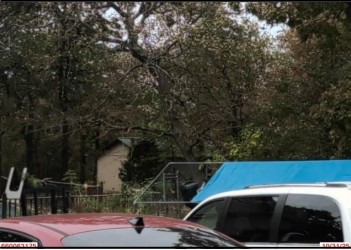


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x10	Plank	Formed Metal	200
	Qual	4	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (26.60 x 200)		5,320	5,320	1,968	3,352
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		395
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (53.41 x 395)		21,097	21,097	11,392	9,705
	UTIL	Utility Building	20x24x10	Plank	Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (33.09 x 480)		15,883	15,883	3,971	11,912