



# 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	660065313				<p>660065313_001.JPG 10/14/2025</p>				
Parcel ID	000000-00-0-20115-003-0001								
Cadastral ID	17-20-15-02010								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	285304								
THURMAN, SHARI P									
3618 N HWY 66 CATOOSA OK 74015-0000									
Parcel Location									
Situs	03618 N OLD HWY 66								
Subdivision	RIVER HILL ESTATES AMD								
Lot/Block	0001 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 20 / 15 / 5								
Neighborhood	1188 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.20922924 -95.72939489									
Building Permits									
LOT 1 BLOCK 3 RIVER HILL EST AMD									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1586/263	WILLIS, JIMMY &	03/19/2004	324,500	YES
					142/799	BUSHYHEAD & WILLIS ENTER-LLC	08/25/1996	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2005	Land Value	103,251	81,549	11%	8,970	Assessed	54,384	5,800.60
Year Frozen	0	Improvements	415,311	412,855		45,414	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	518,562	494,404		54,384	Total Taxable	53,384	5,694.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660065313	THURMAN, SHARI P			1	504,081	1000	51,800	5,525.00
2024	2024-660065313	THURMAN, SHARI P			1	533,856	1000	50,262	5,302.00
2023	2023-660065313	THURMAN, SHARI P			1	452,451	1000	48,770	5,005.00
2022	2022-660065313	THURMAN, SHARI P			1	453,256	1000	48,858	4,904.00
2021	2021-660065313	THURMAN, SHARI P			1	454,369	1000	48,912	4,303.00
2020	2020-660065313	THURMAN, CHRISTOPHER CHARLES &			1	451,026	1000	47,458	4,203.00
2019	2019-660065313	THURMAN, CHRISTOPHER CHARLES &			1	427,699	1000	46,047	4,135.00
2018	2018-660065313	THURMAN, CHRISTOPHER CHARLES &			1	440,086	1000	46,319	4,134.00
2017	2017-660065313	THURMAN, CHRISTOPHER CHARLES &			1	415,799	1000	42,731	3,859.00
2016	2016-660065313	THURMAN, CHRISTOPHER CHARLES &			1	404,679	1000	41,458	3,687.00
2015	2015-660065313	THURMAN, CHRISTOPHER CHARLES &			1	393,061	1000	40,221	3,595.00
2014	2014-660065313	THURMAN, CHRISTOPHER CHARLES &			1	398,309	1000	39,021	3,530.00
2013	2013-660065313	THURMAN, CHRISTOPHER CHARLES &			1	373,435	1000	37,855	3,388.00



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Lot Data		Square-Foot - NBHD 1188 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	3.0581							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	133,209.00 x .78 = 103,251			660065313_001.JPG 10/14/2025				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	103,251			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	4.5 - Good			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 545,754 150.39 Per SqFt				
Style	100% Two Story			<b>Direct Comparables</b>				
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,844 / 3,629			Adjustment Model 1 2022 Residential				
Style	100% Two Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 496,830 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	1,844			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 389,941				
Bed/F/H Bath	4 / 2.0 / 1.0			Lot Value 103,251				
Basement Area				Indicated Value 493,192 135.90 Per SqFt				
Garage Type	825 Attached Garage - Finished 3 Stalls			Agland Value				
Remodel				Site Improvements 25,370				
Year/Eff Age	1998 / 21			Total Value 518,562 142.89 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	98.39	Total Misc Impr	+ 19,438					
Roofing Adj	+ 3.34	Garage Cost	+ 50,053					
Subfloor Adj	+ -2.39	Total RCN	= 519,922					
Heat/Cool Adj	+ 17.38	Depreciation ( 25%)	- 129,981					
Plumbing Adj	+ 7.40	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 389,941					
Adj Base Cost	= 124.12	Lot Value	+ 103,251					
Total Area	x 3,629	Indicated Value	= 493,192					
Adjusted Cost	= 450,431	Value Per SqFt	135.90					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	81573		46	46	36.51		1,679
PATO	SLAB PORCH - OPEN	81574	16x10		160	14.48		2,317



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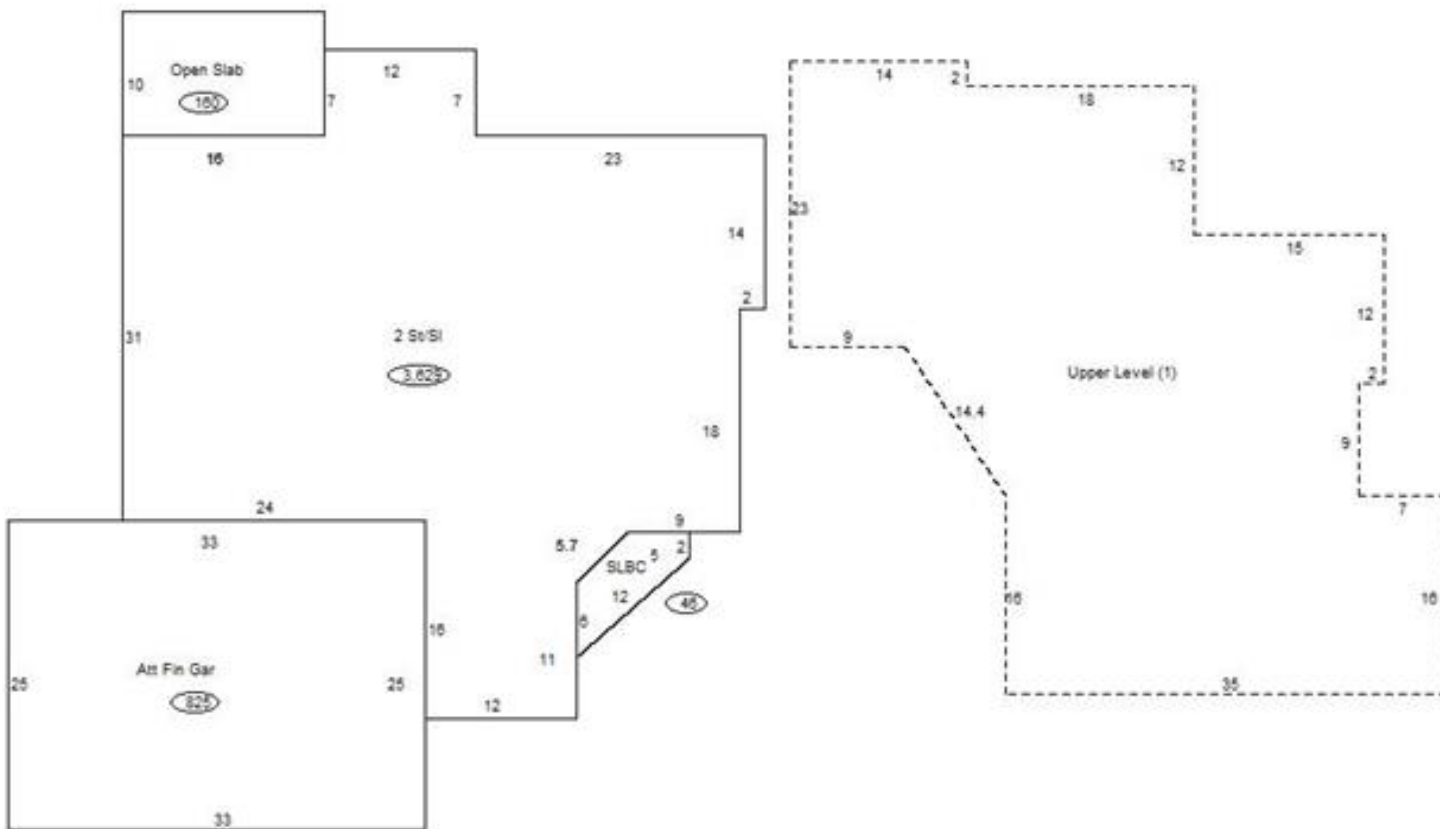
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,844	1.968	3,629
2	G	5		13	Att Fin Gar	825	1.000	825
3	M	PRCH		13	SLBC	46	1.000	46
4	M	PATO		13	Open Slab	160	1.000	160
5	U	^UL		13	Upper Level (1)	1,785	1.000	1,785
<b>Total Building Area</b>						1,844		3,629



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		425
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (57.75 x 425)		24,544	24,544	6,627	17,917
	PACN	Paving - Concrete PATIO AROUND POOL	0x0x0	Concrete		775
	Qual	3	Cond 3	Year 2017	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.83 x 775)		3,743	3,743	1,011	2,732
	PATO	Patio - Open BASKETBALL COURT	30x30x0	Concrete		900
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.60 x 900)		7,740	7,740	3,019	4,721