



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 660068823 Parcel ID 000000-00-0-00683-001-0006 Cadastral ID 19-20-16-01860 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 271153 JARRETT, MICHAEL J & LAURA L CO TRUSTEES 28466 POPLAR RD CATOOSA OK 74015-0000 Parcel Location Situs 28466 POPLAR RD Subdivision RIVER PORT RANCH III Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660068823_003.JPG 11/5/2025</p>																																																	
Legal Description Lat/Long: 36.19835495 -95.65281700																																																						
LOT 6 BLOCK 1 RIVER PORT RANCH III					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	2453/664	JARRETT, MICHAEL J & LAURA L	02/02/2015	0	4																																													
					1169/600	DUPRE, MARY E TRUSTEE	05/05/1999	36,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 83,848</td> <td>83,848</td> <td>11%</td> <td>9,223</td> <td>Assessed</td> <td>35,998</td> <td>3,594.76</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 258,331</td> <td>243,410</td> <td> </td> <td>26,775</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 342,179</td> <td>327,258</td> <td> </td> <td>35,998</td> <td>Total Taxable</td> <td>34,998</td> <td>3,502.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2000	Land Value 83,848	83,848	11%	9,223	Assessed	35,998	3,594.76	Year Frozen	0	Improvements 258,331	243,410		26,775	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 342,179	327,258		35,998	Total Taxable	34,998	3,502.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660068823	JARRETT, MICHAEL J & LAURA L	22	317,727	1000	33,950	3,398.00																																															
2024	2024-660068823	JARRETT, MICHAEL J & LAURA L	22	328,146	1000	33,571	3,279.00																																															
2023	2023-660068823	JARRETT, MICHAEL J & LAURA L	22	305,126	1000	32,564	3,062.00																																															
2022	2022-660068823	JARRETT, MICHAEL J & LAURA L	22	308,502	1000	32,935	3,105.00																																															
2021	2021-660068823	JARRETT, MICHAEL J & LAURA L	22	306,828	1000	32,579	3,101.00																																															
2020	2020-660068823	JARRETT, MICHAEL J & LAURA L	22	301,860	1000	31,601	3,024.00																																															
2019	2019-660068823	JARRETT, MICHAEL J & LAURA L	22	289,676	1000	30,651	2,968.00																																															
2018	2018-660068823	JARRETT, MICHAEL J & LAURA L	22	297,607	1000	29,730	2,861.00																																															
2017	2017-660068823	JARRETT, MICHAEL J & LAURA L	22	286,294	1000	27,890	2,720.00																																															
2016	2016-660068823	JARRETT, MICHAEL J & LAURA L	22	278,951	1000	27,048	2,602.00																																															
2015	2015-660068823	JARRETT, MICHAEL J & LAURA L	22	270,150	1000	26,232	2,536.00																																															
2014	2014-660068823	JARRETT, MICHAEL J & LAURA L	22	271,770	1000	25,439	2,486.00																																															
2013	2013-660068823	JARRETT, MICHAEL J & LAURA L	20	255,761	1000	24,668	2,208.00																																															



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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.9581 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 85,296.00 x .98 = 83,848 Factor Value Adjustments 1.0000 Lot Value 83,848		<p>660068823 11/03/25</p> <p>660068823_003.JPG 11/5/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,008 / 2,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,008
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	806 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	107.40	Total Misc Impr	+ 26,717
Roofing Adj	+ 4.69	Garage Cost	+ 30,096
Subfloor Adj	+ -2.19	Total RCN	= 322,411
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 74,155
Plumbing Adj	+ 9.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,256
Adj Base Cost	= 132.27	Lot Value	+ 83,848
Total Area	x 2,008	Indicated Value	= 332,104
Adjusted Cost	= 265,598	Value Per SqFt	165.39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	277,084 137.99 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	311,550 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	248,256
Lot Value	83,848
Indicated Value	332,104 165.39 Per SqFt
Agland Value	
Site Improvements	10,075
Total Value	342,179 170.41 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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	83634	414		414	25.63	10,611
PRCH	SLAB PORCH - COVERED	83635	409		409	25.65	10,491



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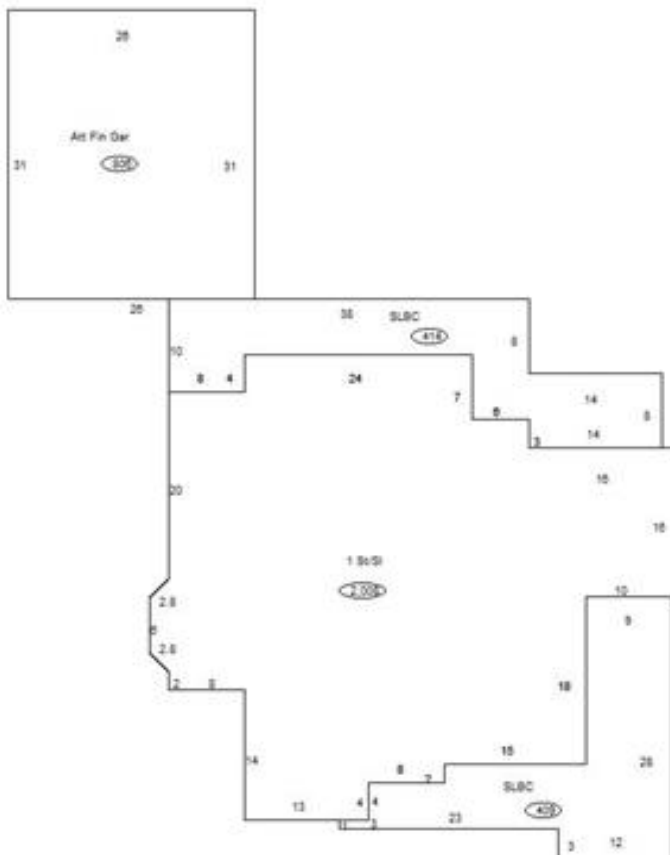
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Sketch Image

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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	2,008	1.000	2,008
2	G	5		13	Att Fin Gar	806	1.000	806
3	M	PRCH		13	SLBC	414	1.000	414
4	M	PRCH		13	SLBC	409	1.000	409
Total Building Area						2,008		2,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset - Round Top	25x30x10	Dirt	Formed Metal	750
	Qual 3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (18% Phys/ % Func)		RCNLD
Base Cost (13.64 x 750)		10,230		10,230	1,841	8,389
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (19.51 x 160)		3,122		3,122	1,436	1,686