




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 660068846 Parcel ID 000000-00-0-00683-003-0005 Cadastral ID 19-20-16-02090 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 270360 PRUETT, CHARLES D & GAYLA S 28494 BIRCH RD CATOOSA OK 74015-0000 Parcel Location Situs 28494 BIRCH RD Subdivision RIVER PORT RANCH III Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660068846 11/03/25</p> <p>660068846_001.JPG 11/5/2025</p>														
Legal Description Lat/Long: 36.19793235 -95.65100279																			
LOT 5 BLOCK 3 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>R2007-1140</td> <td>R12-NEW 2100 SQ FT DET/GAR</td> <td>11/2007</td> <td>10/2011</td> <td>35,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2007-1140	R12-NEW 2100 SQ FT DET/GAR	11/2007	10/2011	35,000
Number	Description	Opened	Closed	Amount															
R2007-1140	R12-NEW 2100 SQ FT DET/GAR	11/2007	10/2011	35,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1347/805	GORREMANS, KEVIN C & MARY-E	01/11/2002	77,500	YES										
					1214/79	DUPRE, MARY E TRUSTEE	02/04/2000	22,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2003		Land Value 60,464	41,344	11%	4,548	Assessed	40,028	3,997.20										
Year Frozen	0		Improvements 335,142	322,541		35,480	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 395,606	363,885		40,028	Total Taxable	39,028	3,904.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660068846	PRUETT, CHARLES D & GAYLA S			22	397,780	1000	37,861	3,788.00										
2024	2024-660068846	PRUETT, CHARLES D & GAYLA S			22	420,793	1000	36,730	3,587.00										
2023	2023-660068846	PRUETT, CHARLES D & GAYLA S			22	336,713	1000	35,631	3,349.00										
2022	2022-660068846	PRUETT, CHARLES D & GAYLA S			22	336,581	1000	34,564	3,258.00										
2021	2021-660068846	PRUETT, CHARLES D & GAYLA S			22	333,892	1000	33,528	3,192.00										
2020	2020-660068846	PRUETT, CHARLES D & GAYLA S			22	330,809	1000	32,523	3,113.00										
2019	2019-660068846	PRUETT, CHARLES D & GAYLA S			22	313,864	1000	31,547	3,054.00										
2018	2018-660068846	PRUETT, CHARLES D & GAYLA S			22	324,051	1000	30,598	2,945.00										
2017	2017-660068846	PRUETT, CHARLES D & GAYLA S			22	290,130	1000	29,678	2,895.00										
2016	2016-660068846	PRUETT, CHARLES D & GAYLA S			22	284,251	1000	28,785	2,768.00										
2015	2015-660068846	PRUETT, CHARLES D & GAYLA S			22	276,128	1000	27,917	2,697.00										
2014	2014-660068846	PRUETT, CHARLES D & GAYLA S			22	281,003	1000	27,075	2,646.00										
2013	2013-660068846	PRUETT, CHARLES D & GAYLA S			20	265,043	1000	26,257	2,350.00										



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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0635 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,324.00 x 1.31 = 60,464 Factor Value Adjustments 1.0000 Lot Value 60,464		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,365 / 2,365
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,365
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	650 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 360,751 152.54 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 359,720 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.48	Total Misc Impr	+ 18,303	Roofing Adj	+ 5.20	Garage Cost	+ 30,765
Subfloor Adj	+ -3.40	Total RCN	= 368,840	Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 84,833
Plumbing Adj	+ 9.46	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 284,007
Adj Base Cost	= 135.21	Lot Value	+ 60,464	Total Area	x 2,365	Indicated Value	= 344,471
		Value Per SqFt	145.65	Adjusted Cost	= 319,772		

Value Reconciliation
Selected Approach Cost Approach Improvements 284,007 Lot Value 60,464 Indicated Value 344,471 145.65 Per SqFt Agland Value Site Improvements 51,135 Total Value 395,606 167.28 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	83727		168	168	28.93		4,860
PRCH	SLAB PORCH - COVERED	83728		8x6	48	29.38		1,410
PRCH	SLAB PORCH - COVERED	83729		19x6	114	29.15		3,323
PATO	SLAB PORCH - OPEN	83730		19x10	190	12.00		2,280



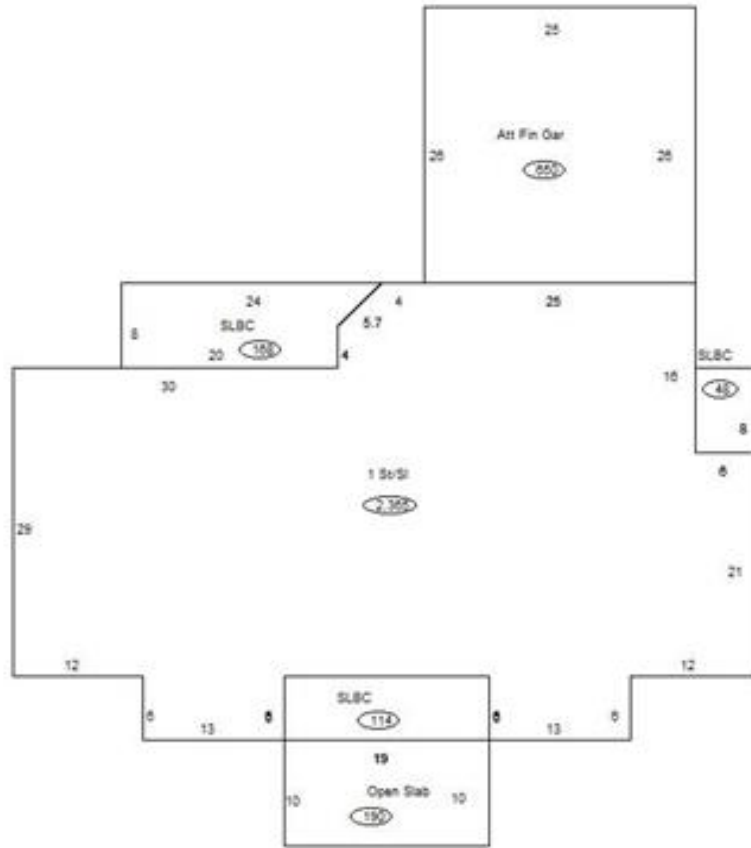
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Sketch Image

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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	2,365	1.000	2,365
2	G	5		13	Att Fin Gar	650	1.000	650
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	114	1.000	114
6	M	PATO		13	Open Slab	190	1.000	190
Total Building Area						2,365		2,365



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	46x46x8	Concrete	Composition Shingle	2,116
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	Valuation Summary Base Cost (27.24 x 2,116) 57,640		Modifier Total	RCN 57,640	Depr (22% Phys/ % Func) 12,681	RCNLD 44,959
	GZBO	Gazebo	28x16x8	Plank	Composition Shingle	448
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (29.97 x 448) 13,427		Modifier Total	RCN 13,427	Depr (54% Phys/ % Func) 7,251	RCNLD 6,176