



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 660076866 Parcel ID 000000-00-0-00551-005-0015 Cadastral ID 31-21-15-03750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 315951 STEINKE, TIMOTHY E TRUST 201 S MAIN ST APT 306 OWASSO OK 74055-0000 Parcel Location Situs 07267 N 201ST E AVE Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0015 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS | | | | | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0090. 7/5/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.25910048 -95.74610613 | | | | | | | | | | | | | | | | | | | |
| LOT 15 BLOCK 5 OAKRIDGE II AT COOPER RANCH | | | | | 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 | 2716/559 | STEINKE, TIMOTHY & YASMIN | 05/10/2018 | 0 | 4 | | | | | | | | | | |
| | | | | | 2492/899 | MORRIS, JAMES & DANA | 07/27/2015 | 433,830 | YES | | | | | | | | | | |
| | | | | | 1603/798 | MCCARVILLE HOMES LLC | 07/02/2004 | 303,500 | YES | | | | | | | | | | |
| | | | | | 1560/819 | KOURTIS PROPERIES-COOPER-RAN | 01/30/2004 | 50,000 | YES | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 103.438 | Current Tax | | | | | | | | | | |
| Remove Cap | 2016 | | Land Value | 127,767 | 75,176 | 11% | 8,269 | Assessed | 55,552 | 5,746.19 | | | | | | | | | |
| Year Frozen | 0 | | Improvements | 436,793 | 429,850 | | 47,283 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -92.00 | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 564,560 | 505,026 | | 55,552 | Total Taxable | 54,552 | 5,654.00 | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660076866 | STEINKE, TIMOTHY E | | | 23 | 558,497 | 1000 | 52,934 | 5,486.00 | | | | | | | | | | |
| 2024 | 2024-660076866 | STEINKE, TIMOTHY E | | | 23 | 571,724 | 1000 | 51,364 | 5,394.00 | | | | | | | | | | |
| 2023 | 2023-660076866 | STEINKE, TIMOTHY E | | | 23 | 493,893 | 1000 | 49,839 | 5,053.00 | | | | | | | | | | |
| 2022 | 2022-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 482,560 | 1000 | 48,358 | 4,915.00 | | | | | | | | | | |
| 2021 | 2021-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 436,293 | 1000 | 46,921 | 4,812.00 | | | | | | | | | | |
| 2020 | 2020-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 433,005 | 1000 | 45,525 | 4,692.00 | | | | | | | | | | |
| 2019 | 2019-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 410,634 | 1000 | 44,170 | 4,602.00 | | | | | | | | | | |
| 2018 | 2018-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 422,536 | 1000 | 45,479 | 4,712.00 | | | | | | | | | | |
| 2017 | 2017-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 418,311 | 1000 | 45,014 | 4,722.00 | | | | | | | | | | |
| 2016 | 2016-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 435,810 | 1000 | 46,939 | 4,860.00 | | | | | | | | | | |
| 2015 | 2015-660076866 | STEINKE, TIMOTHY & YASMIN | | | 23 | 473,543 | 0 | 47,002 | 4,872.00 | | | | | | | | | | |
| 2014 | 2014-660076866 | MORRIS, JAMES & DANA | | | 23 | 474,877 | 0 | 44,764 | 4,688.00 | | | | | | | | | | |
| 2013 | 2013-660076866 | MORRIS, JAMES & DANA | | | 23 | 446,582 | 0 | 42,633 | 4,425.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1175 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 6395 | |
| Non-Ag Acres | 1.0207 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 44,462.00 x 2.87 = 127,767 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 127,767 | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,684 / 3,521 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,684 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 3.0 / |
| Basement Area | |
| Garage Type | 881 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2004 / 17 |



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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 | 507,705 | 144.19 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 618,150 | | Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 407,093 | | |
| Lot Value | 127,767 | | |
| Indicated Value | 534,860 | 151.91 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 29,700 | | |
| Total Value | 564,560 | 160.34 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 100.24 | Total Misc Impr | + | 23,571 | | | |
| Roofing Adj | + 4.39 | Garage Cost | + | 40,015 | | | |
| Subfloor Adj | + -3.42 | Total RCN | = | 502,584 | | | |
| Heat/Cool Adj | + 16.31 | Depreciation (19%) | - | 95,491 | | | |
| Plumbing Adj | + 7.16 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 407,093 | | | |
| Adj Base Cost | = 124.68 | Lot Value | + | 127,767 | | | |
| Total Area | x 3,521 | Indicated Value | = | 534,860 | | | |
| Adjusted Cost | = 438,998 | Value Per SqFt | | 151.91 | | | |

| 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 | 91696 | | 357 | 357 | 31.76 | | 11,338 |
| PRCH | SLAB PORCH - COVERED | 91697 | 20x6 | | 120 | 32.75 | | 3,930 |
| PRCH | SLAB PORCH - COVERED | 91698 | 8x4 | | 32 | 33.09 | | 1,059 |

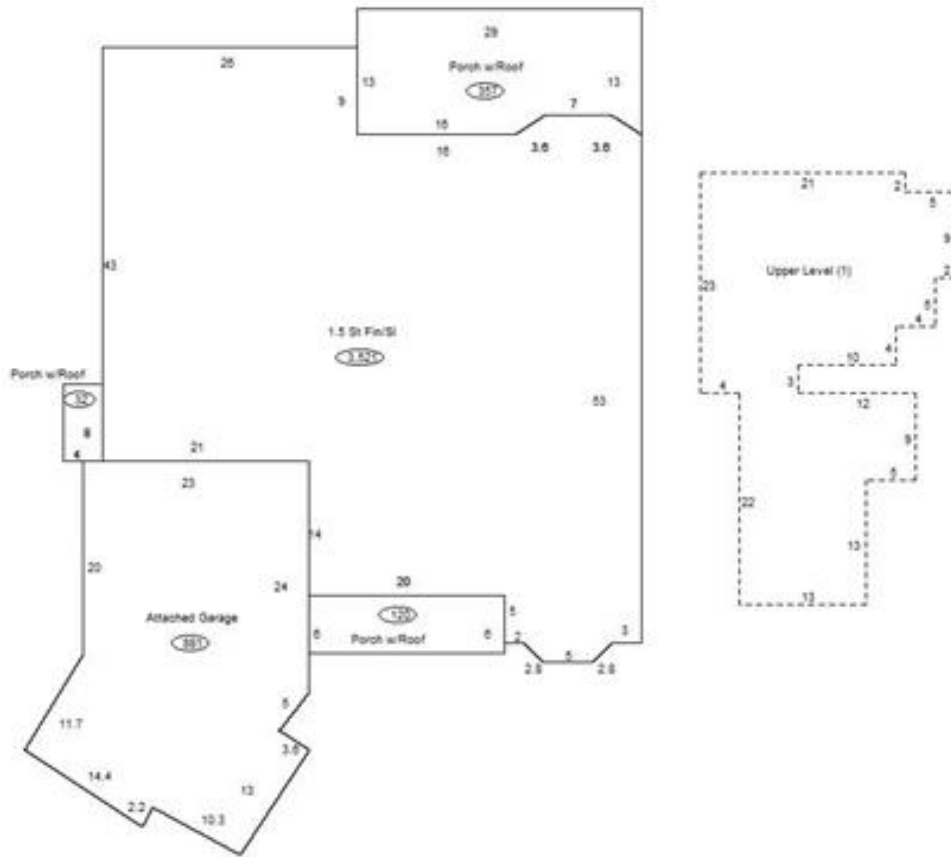


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Sketch Image

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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 | 2,684 | 1.312 | 3,521 |
| 2 | G | 1 | | 13 | Attached Garage | 881 | 1.000 | 881 |
| 3 | M | PRCH | | 13 | SLBC | 357 | 1.000 | 357 |
| 4 | M | PRCH | | 13 | SLBC | 120 | 1.000 | 120 |
| 5 | M | PRCH | | 13 | SLBC | 32 | 1.000 | 32 |
| 6 | U | ^UL | | 13 | Upper Level (1) | 837 | 1.000 | 837 |
| Total Building Area | | | | | | 2,684 | | 3,521 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|------|---------------------------|-----------------------|------------|-------------------------------|--------------|
|  | SG | SWIM-GUNITE | 0x0x0 | | | 1 |
| | Qual | 3 | Cond 3 | Year | Eff Age | |
| | | Valuation Summary | Modifier Total | RCN | Depr (1% Phys/ % Func) | RCNLD |
| | | Base Cost (30,000.00 x 1) | 30,000 | 30,000 | 300 | 29,700 |