




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 660077697 Parcel ID 20N15E-26-2-00000-000-0000 Cadastral ID 26-20-15-01815 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 254472 STARR, TRACY L 29525 S 4110 RD CATOOSA OK 74015-0000 Parcel Location Situs 29525 S 4110 RD Subdivision Lot/Block / Parcel Size 4.98 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS	 <p>\\tsclient\C\Users\rln\Pictures\2017-06-23 06-23-17\06-23-17 088.J 7/12/2017</p>																														
Legal Description Lat/Long: 36.18458311 -95.68265435 TR IN SE SE NW BEG SE/C OF NW; N89.4535W 663.46' TO SW/C SE SE NW; N00.1723E 50'; N25.2635E 345.52'; S89.4535E 515'; S00.1723E 362' TO POB.	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																									
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Code	Type	Active	Maximum	Exemption																											
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2694/291	STARR, TRACY L &	10/21/2014	0	4																											
1162/729	STARR, TRACY L &	03/04/1999	0	Yes																											

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap	2005	Land Value 736	736	11%	81	Assessed	36,088	3,603.75	
Year Frozen	0	Improvements 327,692	327,335		36,007	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	
TIF Project ID	0	Total Value 328,428	328,071		36,088	Total Taxable	35,088	3,511.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660077697	ENMEIER, KYNDER L &	22	319,101	1000	34,036	3,406.00	
2024	2024-660077697	STARR, TRACY L	22	309,239	1000	33,016	3,225.00	
2023	2023-660077697	STARR, TRACY L	22	319,882	1000	32,640	3,068.00	
2022	2022-660077697	STARR, TRACY L	22	320,995	1000	31,660	2,985.00	
2021	2021-660077697	STARR, TRACY L	22	290,671	1000	30,709	2,924.00	
2020	2020-660077697	STARR, TRACY L	22	285,223	1000	29,785	2,850.00	
2019	2019-660077697	STARR, TRACY L	22	271,719	1000	28,889	2,797.00	
2018	2018-660077697	STARR, TRACY L	22	280,859	1000	29,894	2,877.00	
2017	2017-660077697	CHISSOE, PAUL E JR	22	329,096	0	36,201	3,522.00	
2016	2016-660077697	CHISSOE, PAUL E JR	22	321,219	0	35,334	3,390.00	
2015	2015-660077697	CHISSOE, PAUL E JR	22	311,644	0	34,079	3,285.00	
2014	2014-660077697	CHISSOE, PAUL E JR	20	313,325	1000	31,456	2,846.00	
2013	2013-660077697	CHISSOE, PAUL E JR	20	299,887	1000	30,511	2,731.00	



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\C\Users\rln\Pictures\2017-06-23 06-23-17\06-23-17 088.J 7/12/2017</p>

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	100% Veneer, Masonry
Base/Total Area	1,904 / 2,889
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adusted R Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	102.52	Total Misc Impr	+ 5,918	Roofing Adj	+ 4.04	Garage Cost	+ 30,623
Subfloor Adj	+ -3.08	Total RCN	= 407,806	Heat/Cool Adj	+ 16.31	Depreciation (22%)	- 89,717
Plumbing Adj	+ 8.72	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 318,089
Adj Base Cost	= 128.51	Lot Value	+ 318,089	Total Area	x 2,889	Indicated Value	= 318,089
Adjusted Cost	= 371,265	Value Per SqFt	110.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	318,089		
Lot Value		318,089	110.10 Per SqFt
Agland Value	736		
Site Improvements	9,603		
Total Value	328,428	113.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	93422	6x3		18	33.14		597
PRCH	SLAB PORCH - COVERED	93423	18x6		108	32.83		3,546
PATO	SLAB PORCH - OPEN	93424	18x7		126	14.09		1,775



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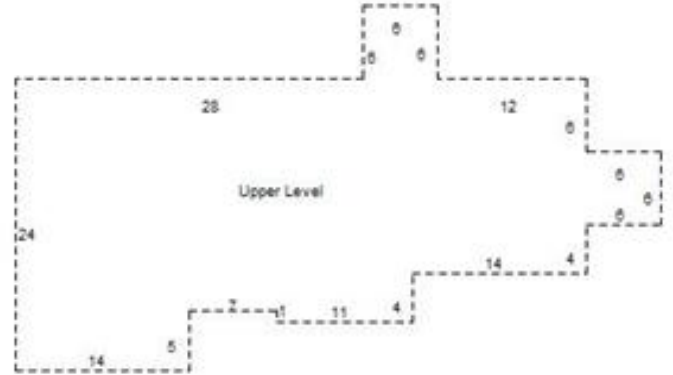
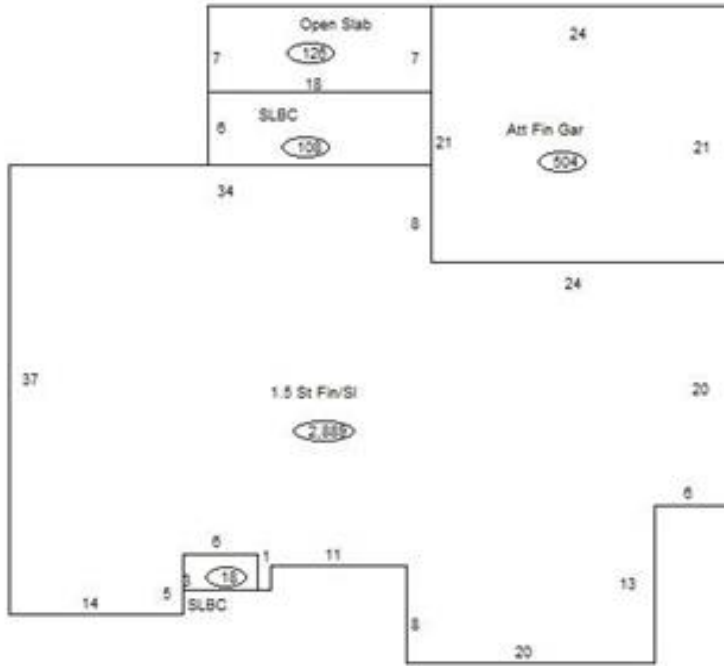
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Sketch Image

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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	1,904	1.517	2,889
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PRCH		13	SLBC	108	1.000	108
5	M	PATO		13	Open Slab	126	1.000	126
6	U	^UL	Overhang	13	Upper Level	985	1.000	985
Total Building Area						1,904		2,889



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x30x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2024	Eff Age 2	

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (5.34 x 600)	3,204		3,204	224	2,980

	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		575
	Qual	3	Cond 3	Year 2000	Eff Age	

0

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (50.68 x 575)	29,141		29,141	23,313	5,828

	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		825
	Qual	3	Cond 3	Year	Eff Age 1013	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.82 x 825)	3,977		3,977	3,182	795



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.980	143	143	568	568
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.000	168	168	168	168
IMP PST Totals						4.980			736	736
Total Agland						4.980			736	736