



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:04:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660083585 Parcel ID 000000-00-0-00362-001-0015 Cadastral ID 20-20-15-06150 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 328735 HC GROUP LLC 7040 S YALE STE 100 TULSA OK 74136-0000 Parcel Location Situs 00974 RIVER CROSSING Subdivision HAMILTON CROSSING Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1124 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660083585_001.JPG 11/3/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19589105 -95.72760699																																																																																																																									
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Time 08:04:35
Page 2

Lot Data		Square-Foot - NBHD 1124 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1664				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	7,248.00 x 3.13 = 22,650				
Factor Value					
Adjustments	1.0000				
Lot Value	22,650				
Residential Data				660083585_001.JPG 11/3/2025	
Type	5 Duplex			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			MRA Code	
Base/Total Area	1,288 / 2,658			Adusted R	
Style	100% 1 1/2 Story Finished			Indicated Value	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,288			Adjustment Model 1 2022 Residential	
Fixture/RghIn	16 /			Comparables	
Bed/F/H Bath	6 / 3.0 / 1.0			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	486 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 268,699	
Year/Eff Age	2004 / 17			Lot Value 22,650	
Cost Approach		Manual : 01/2025		Indicated Value 291,349 109.61 Per SqFt	
Base Cost	101.04	Total Misc Impr	+ 1,780	Agland Value	
Roofing Adj	+ 2.08	Garage Cost	+ 22,691	Site Improvements	
Subfloor Adj	+ -0.45	Total RCN	= 348,960	Total Value 291,349 109.61 Total Value Per SqFt	
Heat/Cool Adj	+ 11.69	Depreciation (23%)	- 80,261		
Plumbing Adj	+ 7.72	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 268,699		
Adj Base Cost	= 122.08	Lot Value	+ 22,650		
Total Area	x 2,658	Indicated Value	= 291,349		
Adjusted Cost	= 324,489	Value Per SqFt	109.61		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	101872	34		34	26.18	890
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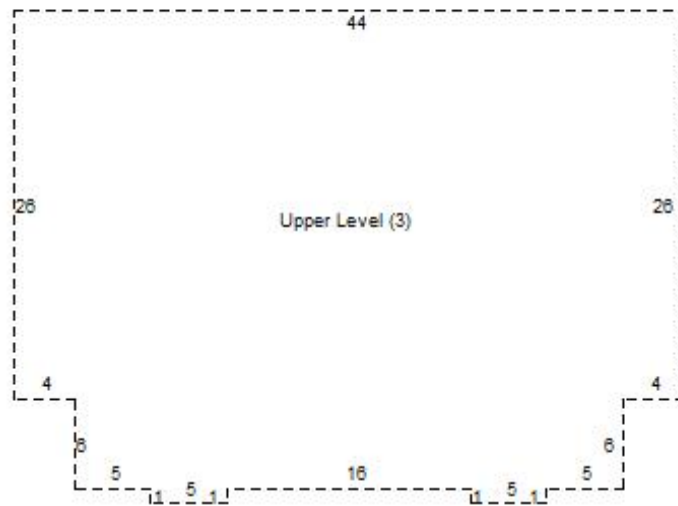
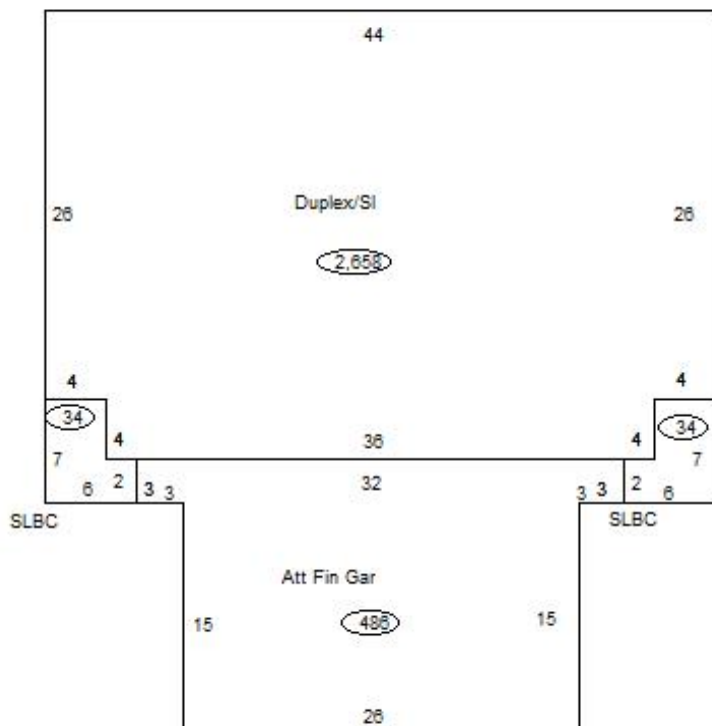
Date 04/18/2026

Time 08:04:36

Page 3

Sketch Image

660083585



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	486	1.000	486
2	M	PRCH		13	SLBC	34	1.000	34
3	R	5	Slab	13	Duplex/Sl	1,288	2.064	2,658
4	M	PRCH		13	SLBC	34	1.000	34
5	U	^UL		13	Upper Level (3)	1,370	1.000	1,370
Total Building Area						1,288		2,658