



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:20:53
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660083599 Parcel ID 000000-00-0-00362-002-0006 Cadastral ID 20-20-15-06290 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 306585 SIX HUNDRED FIFTY HOLDINGS LLC 7040 S YALE STE 600 TULSA OK 74136-0000 Parcel Location Situs 00964 PEBBLEBROOK Subdivision HAMILTON CROSSING Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1124 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660083599_001.JPG 11/3/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19655586 -95.72787677 LOT 6 BLOCK 2 HAMILTON CROSSING																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 1124 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1762 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 7,674.00 x 3.12 = 23,981 Factor Value Adjustments 1.0000 Lot Value 23,981		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,230 / 3,038
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,230
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	494 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2005 / 16

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.27	Total Misc Impr	+ 3,302				
Roofing Adj	+ 1.76	Garage Cost	+ 22,991				
Subfloor Adj	+ -0.34	Total RCN	= 385,202				
Heat/Cool Adj	+ 11.69	Depreciation (33%)	- 127,117				
Plumbing Adj	+ 6.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 258,085				
Adj Base Cost	= 118.14	Lot Value	+ 23,981				
Total Area	x 3,038	Indicated Value	= 282,066				
Adjusted Cost	= 358,909	Value Per SqFt	92.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,085		
Lot Value	23,981		
Indicated Value	282,066	92.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,066	92.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101941	7x6		42	26.18		1,100
PRCH	SLAB PORCH - COVERED	101942	7x6		42	26.18		1,100
PATO	SLAB PORCH - OPEN	101944	12x8		96	11.48		1,102



Rogers

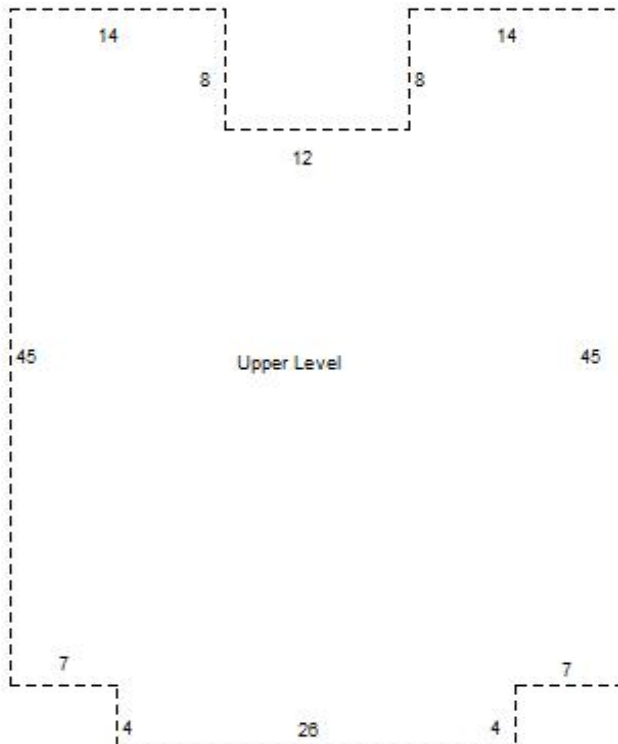
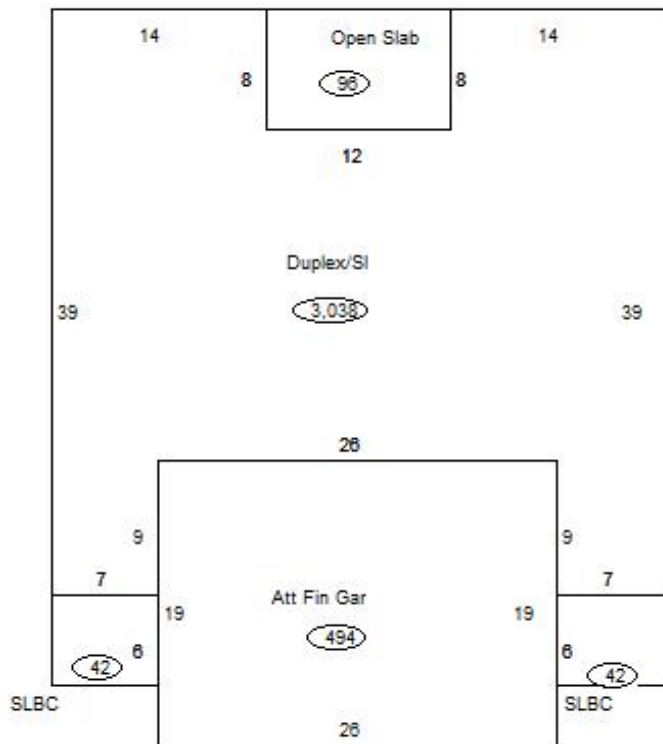
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Sketch Image

660083599



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	Duplex/SI	1,230	2.470	3,038
2	G	5		13	Att Fin Gar	494	1.000	494
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	42	1.000	42
5	U	^UL	Overhang	13	Upper Level	1,808	1.000	1,808
6	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,230		3,038