



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:06:25
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Assessment Data					Primary Image																																																	
Account 660083602 Parcel ID 000000-00-0-00362-002-0009 Cadastral ID 20-20-15-06320 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 304515 SIX HUNDRED FIFTY HOLDINGS LLC 7040 S YALE STE 100 TULSA OK 74136-0000 Parcel Location Situs 00985 RIVER CROSSING Subdivision HAMILTON CROSSING Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1124 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																						
Legal Description Lot/Long: 36.19626290 -95.72727618																																																						
LOT 9 BLOCK 2 HAMILTON CROSSING					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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2218/755	CITIMORTGAGE INC	12/22/2011	129,000	3																																													
					2195/563	VINCENT, SHARON &	09/12/2011	0	10																																													
					1823/910	DORSEY INC	11/03/2006	187,000	YES																																													
					1646/544	VANTAGE POINT DEV LLC	12/30/2004	40,000	5																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 24,438</td> <td>24,438</td> <td>11%</td> <td>2,688</td> <td>Assessed</td> <td>21,637</td> <td>2,307.80</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 249,259</td> <td>172,264</td> <td> </td> <td>18,949</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 273,697</td> <td>196,702</td> <td> </td> <td>21,637</td> <td>Total Taxable</td> <td>21,637</td> <td>2,308.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 24,438	24,438	11%	2,688	Assessed	21,637	2,307.80	Year Frozen	0	Improvements 249,259	172,264		18,949	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 273,697	196,702		21,637	Total Taxable	21,637	2,308.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	266,709	0	20,607	2,198.00																																															
2024	2024-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	276,181	0	19,626	2,070.00																																															
2023	2023-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	253,731	0	18,691	1,918.00																																															
2022	2022-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	265,781	0	17,801	1,787.00																																															
2021	2021-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	201,341	0	16,954	1,492.00																																															
2020	2020-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	173,109	0	16,146	1,430.00																																															
2019	2019-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	139,795	0	15,377	1,381.00																																															
2018	2018-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	144,002	0	15,840	1,414.00																																															
2017	2017-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	142,789	0	15,707	1,418.00																																															
2016	2016-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	136,911	0	15,060	1,339.00																																															
2015	2015-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	133,130	0	14,644	1,309.00																																															
2014	2014-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	133,608	0	14,697	1,329.00																																															
2013	2013-660083602	SIX HUNDRED FIFTY HOLDINGS LLC	1	134,998	0	14,850	1,329.00																																															



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Lot Data		Square-Foot - NBHD 1124 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1795		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,820.00 x 3.13 = 24,438		
Factor Value			
Adjustments	1.0000		
Lot Value	24,438		



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11/3/2025

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	1,048 / 2,344
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	456 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	249,259		
Lot Value	24,438		
Indicated Value	273,697	116.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	273,697	116.76	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.36	Total Misc Impr	+ 3,352
Roofing Adj	+ 2.01	Garage Cost	+ 21,674
Subfloor Adj	+ -0.42	Total RCN	= 315,518
Heat/Cool Adj	+ 11.69	Depreciation (21%)	- 66,259
Plumbing Adj	+ 9.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,259
Adj Base Cost	= 123.93	Lot Value	+ 24,438
Total Area	x 2,344	Indicated Value	= 273,697
Adjusted Cost	= 290,492	Value Per SqFt	116.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101956	8x8		64	26.18		1,676
PRCH	SLAB PORCH - COVERED	101957	8x8		64	26.18		1,676



Rogers

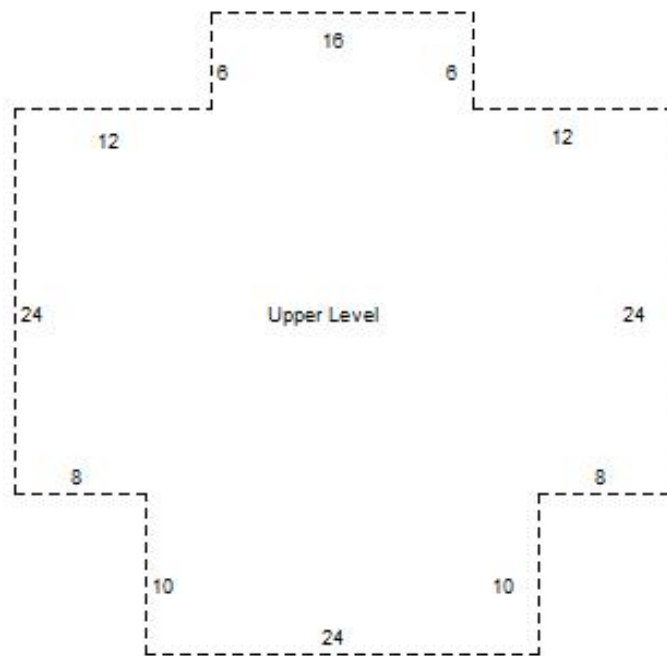
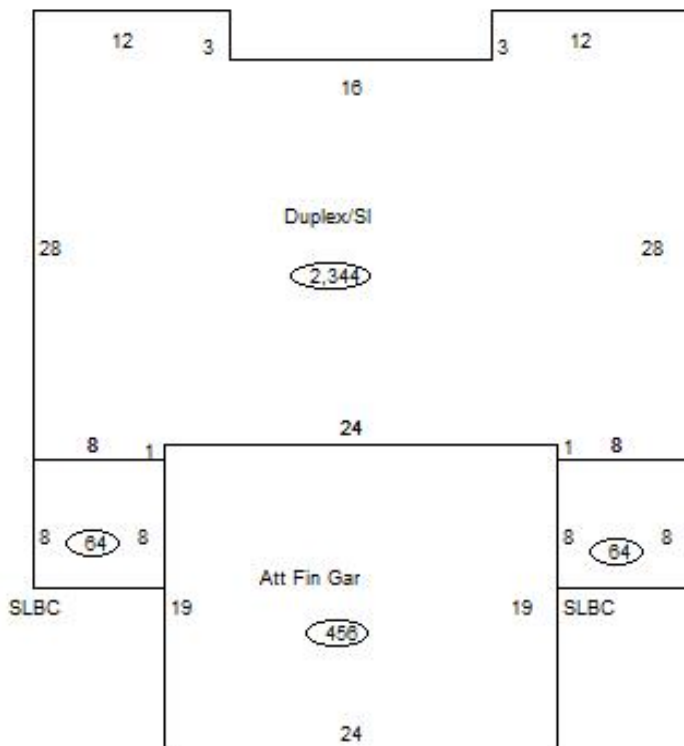
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Sketch Image

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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	Duplex/SI	1,048	2.237	2,344
2	G	5		13	Att Fin Gar	456	1.000	456
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	64	1.000	64
5	U	^UL	Overhang	13	Upper Level	1,296	1.000	1,296
Total Building Area						1,048		2,344