



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:59:40
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660083610 Parcel ID 000000-00-0-00362-003-0001 Cadastral ID 20-20-15-06400 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 00906 HAMILTON FALLS Subdivision HAMILTON CROSSING Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1124 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660083610_001.JPG 11/3/2025</p>																																																																																																															
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Lot Data	Square-Foot - NBHD 1124 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.179 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 7,797.00 x 3.13 = 24,366 Factor Value Adjustments 1.0000 Lot Value 24,366		 <p>660083610_001.JPG 11/3/2025</p>

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	1,168 / 2,290
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,168
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	2004 / 17

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

Cost Approach				Manual : 01/2025			
Base Cost	102.35	Total Misc Impr	+ 3,142	Roofing Adj	+ 2.23	Garage Cost	+ 22,991
Subfloor Adj	+ -0.43	Total RCN	= 311,948	Heat/Cool Adj	+ 11.69	Depreciation (23%)	- 71,748
Plumbing Adj	+ 8.97	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 240,200
Adj Base Cost	= 124.81	Lot Value	+ 24,366	Total Area	x 2,290	Indicated Value	= 264,566
		Value Per SqFt	115.53	Adjusted Cost	= 285,815		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,200		
Lot Value	24,366		
Indicated Value	264,566	115.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	264,566	115.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101993	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	101994	12x5		60	26.18		1,571



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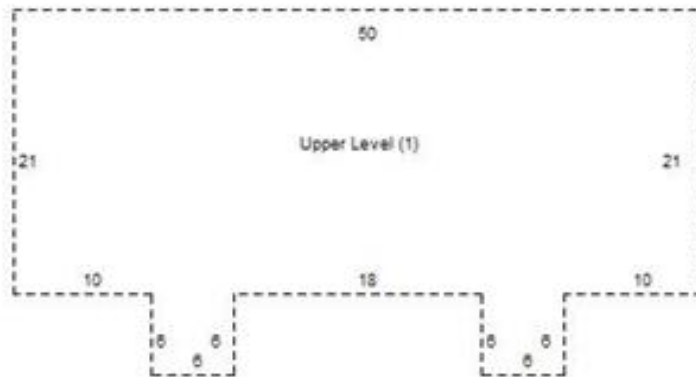
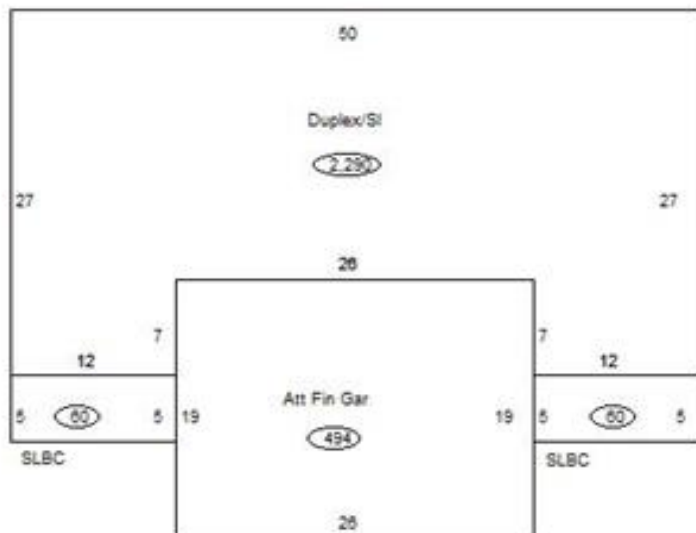
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Sketch Image

660083610



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	Duplex/Sl	1,168	1.961	2,290
2	G	5		13	Att Fin Gar	494	1.000	494
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	U	^UL		13	Upper Level (1)	1,122	1.000	1,122
Total Building Area						1,168		2,290