



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:59:44
Page 1

Assessment Data				Primary Image					
Account	660083624								
Parcel ID	000000-00-0-00362-004-0001								
Cadastral ID	20-20-15-06540								
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	00993 HAMILTON FALLS								
Subdivision	HAMILTON CROSSING								
Lot/Block	0001 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 20 / 15 / 5								
Neighborhood	1124 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19753481 -95.72683713				Building Permits					
LOT 1 BLOCK 4 HAMILTON CROSSING				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WELCH, BENJAMINE L & CAROL L	08/23/2019	1,534,500	WG
					2578/186	WELCH, BENJAMINE L &	09/13/2016	0	WB
					1734/193	DORSEY INC	11/25/2005	227,500	YES
					1586/38	VANTAGE POINT DEV LLC	04/30/2004	40,000	5
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2020	Land Value	22,372	22,372	11%	2,461	Assessed	30,039	3,203.96
Year Frozen	0	Improvements	304,310	250,712		27,578	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	326,682	273,084		30,039	Total Taxable	30,039	3,204.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660083624	HC GROUP LLC	1	318,360	0	28,609	3,051.00		
2024	2024-660083624	HC GROUP LLC	1	338,064	0	27,247	2,874.00		
2023	2023-660083624	HC GROUP LLC	1	311,465	0	25,949	2,663.00		
2022	2022-660083624	HC GROUP LLC	1	326,601	0	24,713	2,481.00		
2021	2021-660083624	HC GROUP LLC	1	238,560	0	23,537	2,071.00		
2020	2020-660083624	HC GROUP LLC	1	203,781	0	22,416	1,985.00		
2019	2019-660083624	HC GROUP LLC	1	163,744	0	18,012	1,617.00		
2018	2018-660083624	WELCH, BENJAMINE L & CAROL L	1	168,917	0	18,581	1,659.00		
2017	2017-660083624	WELCH, BENJAMINE L & CAROL L	1	167,455	0	18,420	1,663.00		
2016	2016-660083624	WELCH, BENJAMINE L & CAROL L	1	160,445	0	17,649	1,570.00		
2015	2015-660083624	WELCH, BENJAMINE L	1	155,844	0	17,143	1,532.00		
2014	2014-660083624	WELCH, BENJAMINE L	1	156,514	0	17,217	1,557.00		
2013	2013-660083624	WELCH, BENJAMINE L	1	158,039	0	17,384	1,556.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:59:44
 Page 2

Lot Data	Square-Foot - NBHD 1124 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1643 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 7,159.00 x 3.13 = 22,372 Factor Value Adjustments 1.0000 Lot Value 22,372		

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

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 (21%)	- 80,892
Plumbing Adj	+ 6.76	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 304,310
Adj Base Cost	= 118.14	Lot Value	+ 22,372	Total Area	x 3,038	Indicated Value	= 326,682
		Value Per SqFt	107.53	Adjusted Cost	= 358,909		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	304,310		
Lot Value	22,372		
Indicated Value	326,682	107.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	326,682	107.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102060	7x6		42	26.18		1,100
PRCH	SLAB PORCH - COVERED	102061	7x6		42	26.18		1,100
PATO	SLAB PORCH - OPEN	102063	12x8		96	11.48		1,102



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

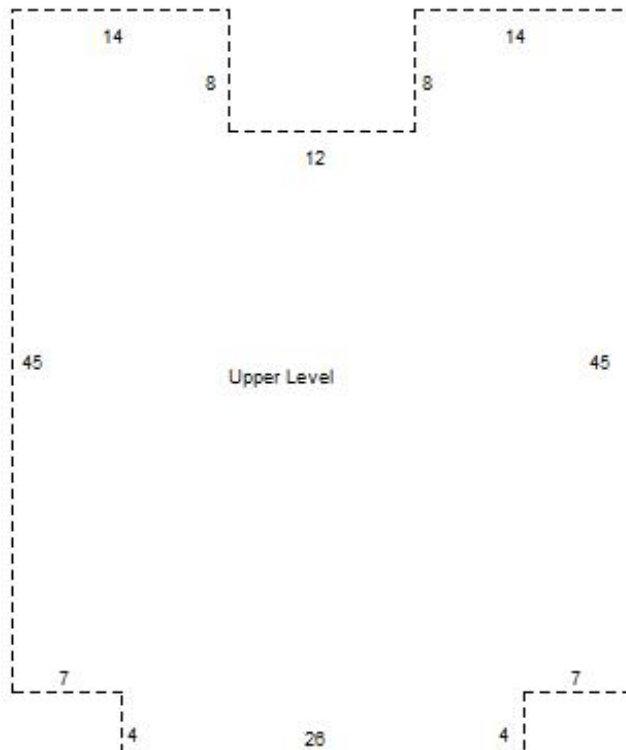
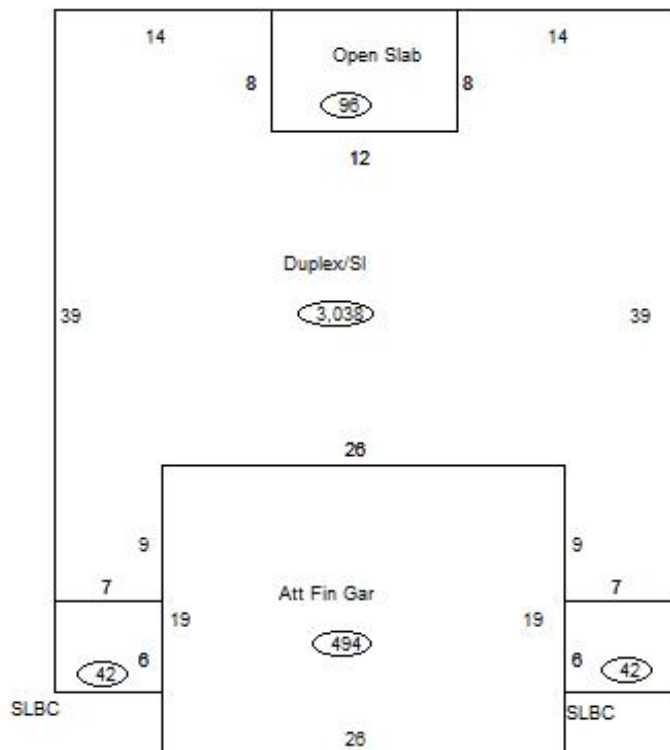
Date 04/18/2026

Time 07:59:44

Page 3

Sketch Image

660083624



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