



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:59:47
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Assessment Data					Primary Image																																																																																																																				
Account 660083625 Parcel ID 000000-00-0-00362-004-0002 Cadastral ID 20-20-15-06550 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 00987 HAMILTON FALLS Subdivision HAMILTON CROSSING Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1124 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660083625_001.JPG 11/3/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19751108 -95.72701565 LOT 2 BLOCK 4 HAMILTON CROSSING																																																																																																																									
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Lot Data		Square-Foot - NBHD 1124 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1698		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,395.00 x 3.12 = 23,109		
Factor Value			
Adjustments	1.0000		
Lot Value	23,109		



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	1,050 / 2,132
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,050
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	418 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	103.11	Total Misc Impr	+ 3,770
Roofing Adj	+ 2.21	Garage Cost	+ 20,407
Subfloor Adj	+ -0.46	Total RCN	= 293,193
Heat/Cool Adj	+ 11.69	Depreciation (23%)	- 67,434
Plumbing Adj	+ 9.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 225,759
Adj Base Cost	= 126.18	Lot Value	+ 23,109
Total Area	x 2,132	Indicated Value	= 248,868
Adjusted Cost	= 269,016	Value Per SqFt	116.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,759		
Lot Value	23,109		
Indicated Value	248,868	116.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,868	116.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102067	72		72	26.18		1,885
PRCH	SLAB PORCH - COVERED	102068	72		72	26.18		1,885



Rogers

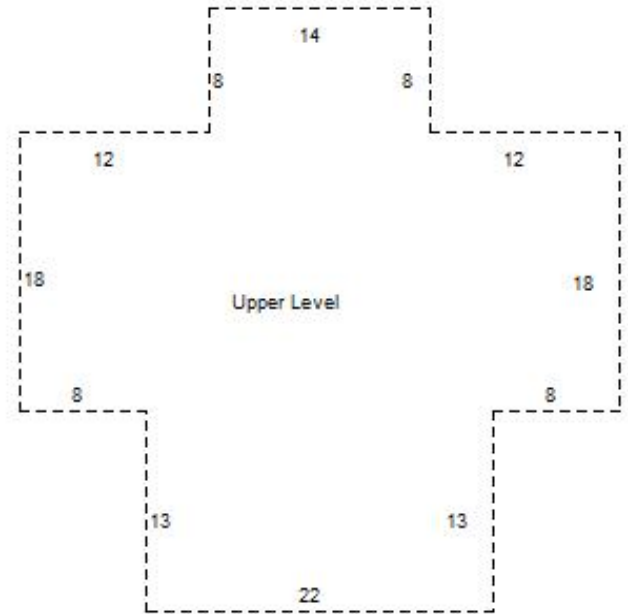
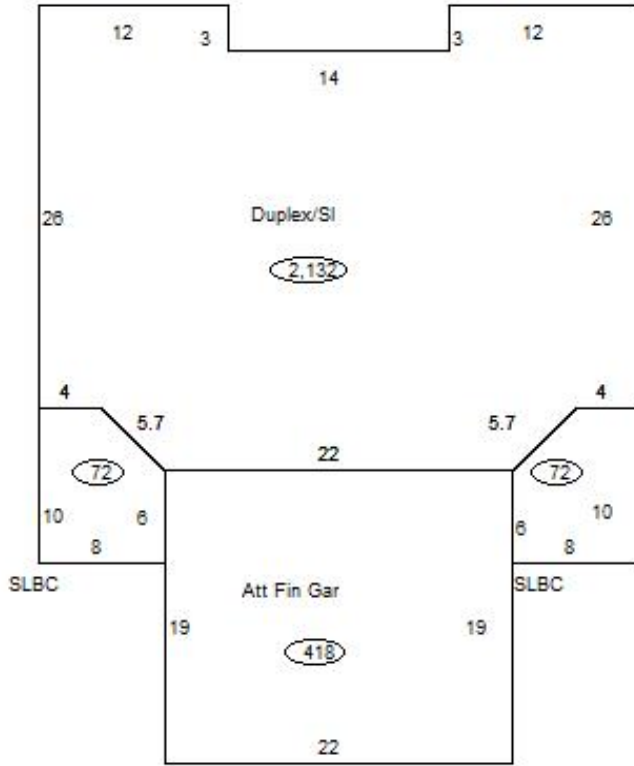
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Sketch Image

660083625



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	Duplex/SI	1,050	2.030	2,132
2	U	^UL	Overhang	13	Upper Level	1,082	1.000	1,082
3	G	5		13	Att Fin Gar	418	1.000	418
4	M	PRCH		13	SLBC	72	1.000	72
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,050		2,132