



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:12:55
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660083643 Parcel ID 000000-00-0-00362-004-0020 Cadastral ID 20-20-15-06730 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 307863 SIX HUNDRED FIFTY HOLDINGS LLC 7040 S YALE STE 650 TULSA OK 74136-0000 Parcel Location Situs 03072 SPRING ST Subdivision HAMILTON CROSSING Lot/Block 0020 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 20 / 15 / 5 Neighborhood 1124 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660083643_001.JPG 11/3/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.19875905 -95.72776010																																																																																																																									
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Lot Data	Square-Foot - NBHD 1124 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1865 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 8,125.00 x 3.13 = 25,391 Factor Value Adjustments 1.0000 Lot Value 25,391		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,958 / 1,958
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,958
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
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	
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	109.41	Total Misc Impr	+ 1,310				
Roofing Adj	+ 4.01	Garage Cost	+ 22,991				
Subfloor Adj	+ -0.80	Total RCN	= 289,473				
Heat/Cool Adj	+ 11.69	Depreciation (21%)	- 60,789				
Plumbing Adj	+ 11.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 228,684				
Adj Base Cost	= 135.43	Lot Value	+ 25,391				
Total Area	x 1,958	Indicated Value	= 254,075				
Adjusted Cost	= 265,172	Value Per SqFt	129.76				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,684		
Lot Value	25,391		
Indicated Value	254,075	129.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,075	129.76	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	102160	5x5		25	26.18	655
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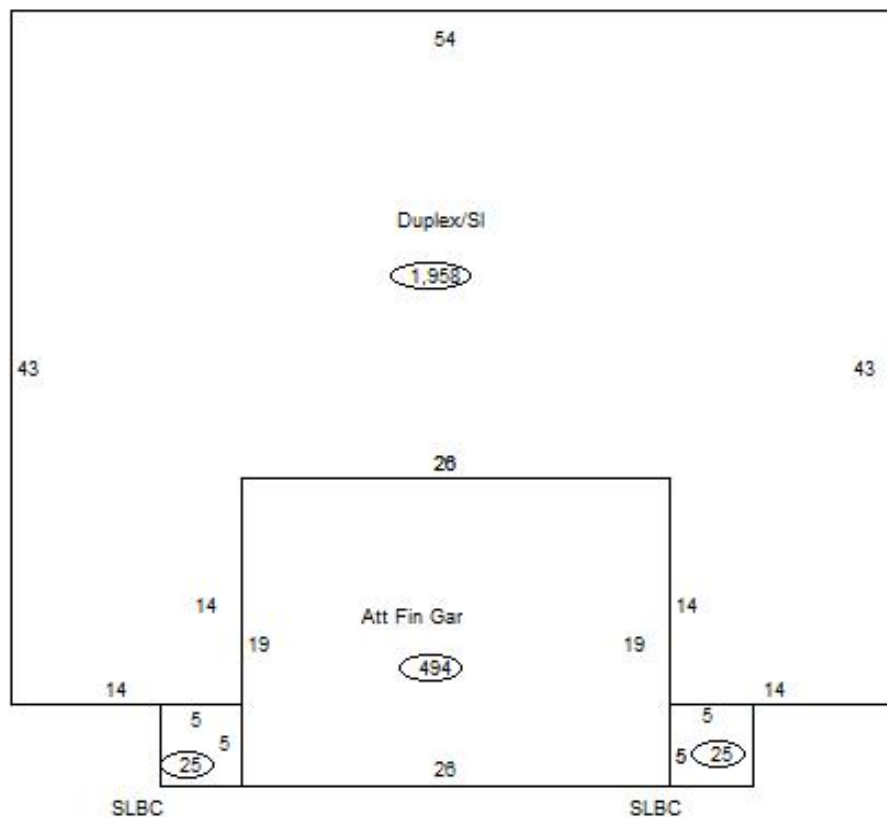
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Sketch Image

660083643



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	Duplex/SI	1,958	1.000	1,958
2	G	5		13	Att Fin Gar	494	1.000	494
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	25	1.000	25
Total Building Area						1,958		1,958