



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660083644			<p>660083644_001.JPG 11/3/2025</p>						
Parcel ID	000000-00-0-00362-004-0021									
Cadastral ID	20-20-15-06740									
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	03062 SPRING ST									
Subdivision	HAMILTON CROSSING									
Lot/Block	0021 / 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: 36.19876768 -95.72802999				Building Permits						
LOT 21 BLOCK 4 HAMILTON CROSSING				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WELCH, BENJAMIN MARK & DORSEY INC	08/20/2019	1,534,500	WG	
					1751/835	DORSEY INC	01/13/2006	224,000	YES	
					1618/562	VANTAGE POINT DEV LLC	09/09/2004	40,000	5	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2020	Land Value	26,481	26,481	11%	2,913	Assessed	27,412	2,923.76	
Year Frozen	0	Improvements	268,699	222,717		24,499	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	295,180	249,198		27,412	Total Taxable	27,412	2,924.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660083644	HC GROUP LLC	1	287,990	0	26,106	2,784.00			
2024	2024-660083644	HC GROUP LLC	1	300,732	0	24,864	2,623.00			
2023	2023-660083644	HC GROUP LLC	1	279,921	0	23,679	2,430.00			
2022	2022-660083644	HC GROUP LLC	1	290,125	0	22,552	2,264.00			
2021	2021-660083644	HC GROUP LLC	1	212,730	0	21,478	1,890.00			
2020	2020-660083644	HC GROUP LLC	1	185,959	0	20,455	1,812.00			
2019	2019-660083644	HC GROUP LLC	1	146,401	0	16,104	1,446.00			
2018	2018-660083644	WELCH, BENJAMINE M &	1	152,597	0	16,786	1,498.00			
2017	2017-660083644	WELCH, BENJAMINE M &	1	151,311	0	16,644	1,503.00			
2016	2016-660083644	WELCH, BENJAMINE M &	1	145,089	0	15,960	1,419.00			
2015	2015-660083644	WELCH, BENJAMINE M &	1	140,967	0	15,506	1,386.00			
2014	2014-660083644	WELCH, BENJAMINE M &	1	143,155	0	15,747	1,424.00			
2013	2013-660083644	WELCH, BENJAMINE M &	1	144,499	0	15,895	1,423.00			



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Lot Data		Square-Foot - NBHD 1124 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1945				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	8,474.00 x 3.12 = 26,481				
Factor Value					
Adjustments	1.0000				
Lot Value	26,481				
Residential Data				660083644_001.JPG 11/3/2025	
Type	5 Duplex			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			MRA Code	
Base/Total Area	1,288 / 2,658			Adusted R	
Style	100% 1 1/2 Story Finished			Indicated Value	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,288			Adjustment Model 1 2022 Residential	
Fixture/RghIn	16 /			Comparables	
Bed/F/H Bath	6 / 3.0 / 1.0			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	486 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 268,699	
Year/Eff Age	2004 / 17			Lot Value 26,481	
Cost Approach		Manual : 01/2025		Indicated Value 295,180 111.05 Per SqFt	
Base Cost	101.04	Total Misc Impr	+ 1,780	Agland Value	
Roofing Adj	+ 2.08	Garage Cost	+ 22,691	Site Improvements	
Subfloor Adj	+ -0.45	Total RCN	= 348,960	Total Value 295,180 111.05 Total Value Per SqFt	
Heat/Cool Adj	+ 11.69	Depreciation (23%)	- 80,261		
Plumbing Adj	+ 7.72	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 268,699		
Adj Base Cost	= 122.08	Lot Value	+ 26,481		
Total Area	x 2,658	Indicated Value	= 295,180		
Adjusted Cost	= 324,489	Value Per SqFt	111.05		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	102163	34		34	26.18	890
PRCH	SLAB PORCH - COVERED	102165	34		34	26.18	890

