



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:19:38
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Assessment Data					Primary Image																																																																																																																				
Account 660083646 Parcel ID 000000-00-0-00362-004-0023 Cadastral ID 20-20-15-06760 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 304515 SIX HUNDRED FIFTY HOLDINGS LLC 7040 S YALE STE 100 TULSA OK 74136-0000 Parcel Location Situs 03044 SPRING ST Subdivision HAMILTON CROSSING Lot/Block 0023 / 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 Lot/Long: 36.19869599 -95.72850169																																																																																																																									
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Lot Data	Square-Foot - NBHD 1124 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2027 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 8,828.00 x 3.13 = 27,588 Factor Value Adjustments 1.0000 Lot Value 27,588		

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	1,048 / 2,344
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	456 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2005 / 16

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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	101.36	Total Misc Impr	+ 3,352
Roofing Adj	+ 2.01	Garage Cost	+ 21,674
Subfloor Adj	+ -0.42	Total RCN	= 315,518
Heat/Cool Adj	+ 11.69	Depreciation (21%)	- 66,259
Plumbing Adj	+ 9.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,259
Adj Base Cost	= 123.93	Lot Value	+ 27,588
Total Area	x 2,344	Indicated Value	= 276,847
Adjusted Cost	= 290,492	Value Per SqFt	118.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,259		
Lot Value	27,588		
Indicated Value	276,847	118.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	276,847	118.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102175	8x8		64	26.18		1,676
PRCH	SLAB PORCH - COVERED	102176	8x8		64	26.18		1,676



Rogers

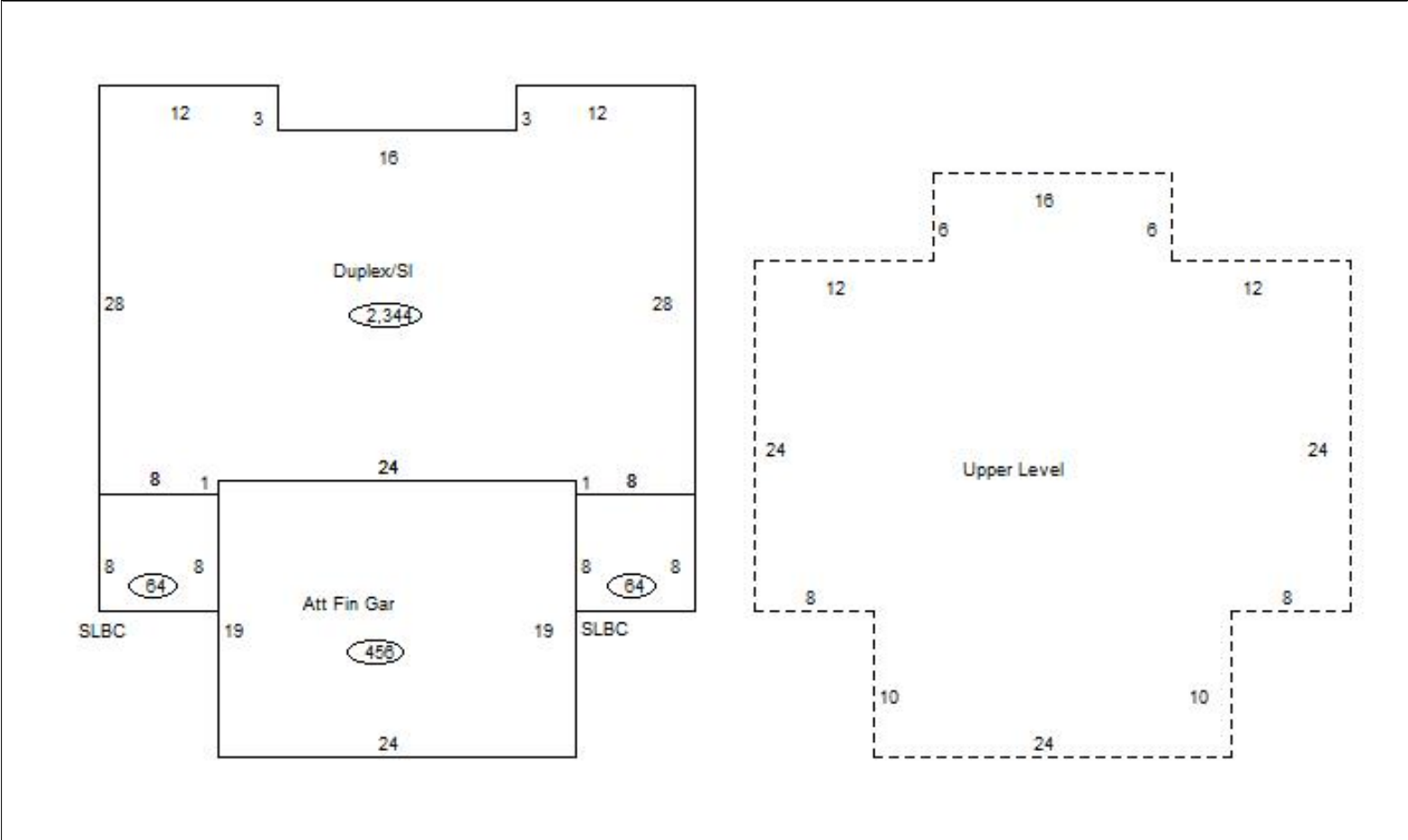
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Sketch Image

660083646



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	Duplex/SI	1,048	2.237	2,344
2	G	5		13	Att Fin Gar	456	1.000	456
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	64	1.000	64
5	U	^UL	Overhang	13	Upper Level	1,296	1.000	1,296
Total Building Area						1,048		2,344