



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:19:28  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660083657 <b>Parcel ID</b> 000000-00-0-00362-005-0009 <b>Cadastral ID</b> 20-20-15-06870 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 304515 SIX HUNDRED FIFTY HOLDINGS LLC  7040 S YALE STE 100 TULSA OK 74136-0000  <b>Parcel Location</b> <b>Situs</b> 00965 CLEARWATER CIR <b>Subdivision</b> HAMILTON CROSSING <b>Lot/Block</b> 0009 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 5 <b>Neighborhood</b> 1124 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660083657_001.JPG 11/3/2025</p>																																																																																																															
<b>Legal Description</b> Lot/Long: 36.19953011 -95.72766061 LOT 9 BLOCK 5 HAMILTON CROSSING																																																																																																																				
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Lot Data	Square-Foot - NBHD 1124 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1871 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,149.00 x 3.13 = 25,466 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 25,466		 <p>660083657_001.JPG 11/3/2025</p>

Residential Data	
<b>Type</b>	5 Duplex
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	25% Veneer, Masonry 75% Frame, Siding, Wood
<b>Base/Total Area</b>	1,920 / 1,920
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,920
<b>Fixture/RghIn</b>	17 /
<b>Bed/F/H Bath</b>	4 / 4.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	532 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2005 / 16

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> <b>Adusted R</b> <b>Indicated Value</b>

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.91	<b>Total Misc Impr</b>	+ 1,466	<b>Roofing Adj</b>	+ 4.01	<b>Garage Cost</b>	+ 24,371
<b>Subfloor Adj</b>	+ -0.80	<b>Total RCN</b>	= 287,245	<b>Heat/Cool Adj</b>	+ 11.69	<b>Depreciation ( 21%)</b>	- 60,321
<b>Plumbing Adj</b>	+ 11.34	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 226,924
<b>Adj Base Cost</b>	= 136.15	<b>Lot Value</b>	+ 25,466	<b>Total Area</b>	x 1,920	<b>Indicated Value</b>	= 252,390
		<b>Value Per SqFt</b>	131.45	<b>Adjusted Cost</b>	= 261,408		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	226,924		
<b>Lot Value</b>	25,466		
<b>Indicated Value</b>	252,390	131.45	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	252,390	131.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102229	7x4		28	26.18		733
PRCH	SLAB PORCH - COVERED	102230	7x4		28	26.18		733



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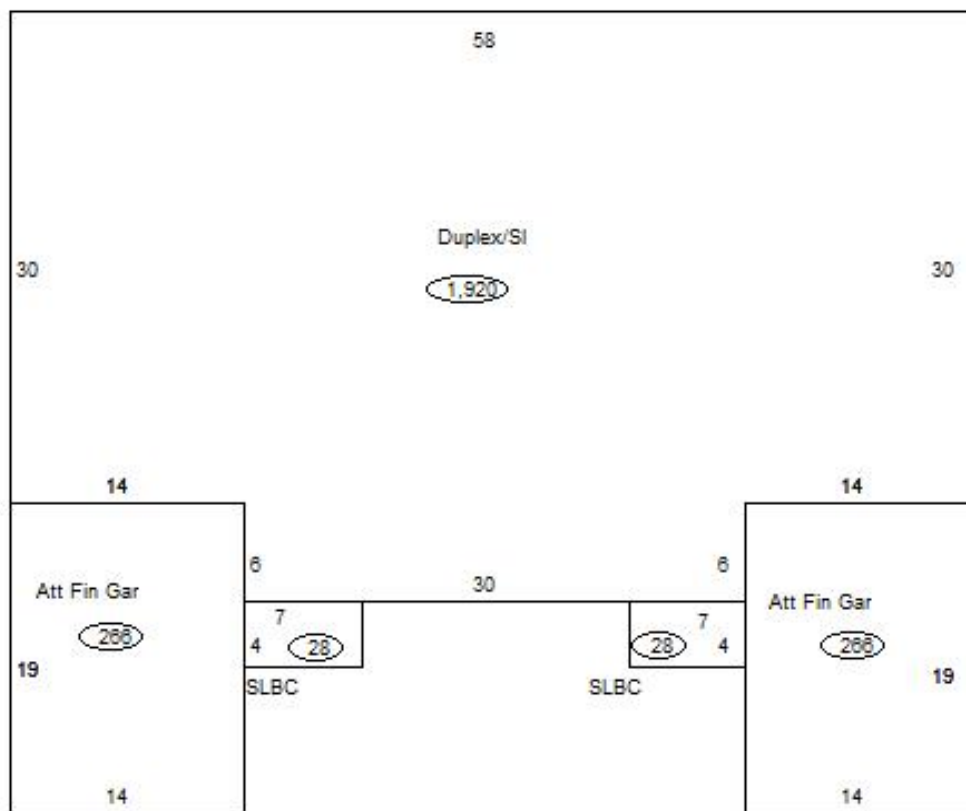
Date 04/18/2026

Time 07:19:28

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### Sketch Image

660083657



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	Duplex/SI	1,920	1.000	1,920
2	G	5		13	Att Fin Gar	266	1.000	266
3	G	5		13	Att Fin Gar	266	1.000	266
4	M	PRCH		13	SLBC	28	1.000	28
5	M	PRCH		13	SLBC	28	1.000	28
<b>Total Building Area</b>						1,920		1,920