



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:25:41
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Assessment Data					Primary Image																																																																																																																				
Account 660094899 Parcel ID 20N15E-30-1-00000-000-0001 Cadastral ID 30-20-15-00220 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 163874 HAMBRICK, BONNIE & STEVEN WAYNE HAMBRICK LIFE EST 555 S HAMBRICK HILL RD CATOOSA OK 74015-0000 Parcel Location Situs 00555 S HAMBRICK HILL RD Subdivision Lot/Block / Parcel Size 1.39 - Acres Sec/Twn/Rng 30 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660094899 11/06/25</p> <p>660094899_001.JPG 12/9/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.3893 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 60,517.00 x .55 = 33,160 Factor Value Adjustments 1.0000 Lot Value 33,160		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,398 / 1,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	70
Fixture/RghIn	9 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 73,408 52.51 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Value Reconciliation
Selected Approach Cost Approach Improvements 65,506 Lot Value 33,160 Indicated Value 98,666 70.58 Per SqFt Agland Value Site Improvements Total Value 98,666 70.58 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.09	Total Misc Impr	+ 847				
Roofing Adj	+ 4.14	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 162,064				
Heat/Cool Adj	+ 10.30	Depreciation (62%)	- 100,480				
Plumbing Adj	+ 7.48	Lump Sums	+ 3,922				
Basement Adj	+ 0.00	RCNLD	= 65,506				
Adj Base Cost	= 115.32	Lot Value	+ 33,160				
Total Area	x 1,398	Indicated Value	= 98,666				
Adjusted Cost	= 161,217	Value Per SqFt	70.58				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61851	10x4		40	21.17		847
WODO	WOOD DECK - OPEN	119185	11x10		110	23.72	45%	1,435
WODO	WOOD DECK - OPEN	119186	32x9		288	15.70	45%	2,487



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.61 x 360)		1,660		1,660		1,660