



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	660097001				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-23\IMG_001 9/24/2021</p>				
Parcel ID	20N15E-19-1-00000-000-0002								
Cadastral ID	19-20-15-06620								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	313295								
PHILLIPS, WILLIAM T & JENNIFER S									
606 N FRISCO ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00606 N FRISCO ST								
Subdivision									
Lot/Block	/	Parcel Size	16.78 - Acres						
Sec/Twn/Rng	19 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19943546 -95.74872084									
TR IN NE: BEG SE/C SW SE NE; S88-38-47W 660.99 TO PT, PT BEING SW/C SW SE NE; CONT S88-39-47W 158.04'; N01-14-00W 524.95' TO A PT, SD PT BEING SLY RR ROW; S73-39-15E ALG SLY ROW 921.07'; CURVE R RAD 568.39' DIST 473.39'; TH DEPARTING RR ROW S88-38 47W 409.14' TO POB AND TR IN SW NE BEG SW/C SE SW NE; N01-12 56W									
Building Permits									
Number	Description	Opened	Closed	Amount					
R203	R22- BLDG BACK SPR AND ROOM ADI	09/2020	04/2021						
R16	R16-POSS NEW "CABIN" PER JIMMY E	06/2015	08/2015						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes		1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2464/267	MINSON, VERNON M JR & BILLY J &	04/01/2015	0	4					
2408/114	CARTER, JIMMY D & BRENDA J	06/18/2014	180,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2015	Land Value	3,059	3,059	11%	336	Assessed	9,880 1,053.80	
Year Frozen	0	Improvements	110,199	86,762		9,544	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	113,258	89,821		9,880	Total Taxable	8,880 947.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	102,272	1000	8,592	916.00		
2024	2024-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	99,389	1000	8,313	877.00		
2023	2023-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	91,020	1000	8,042	825.00		
2022	2022-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	92,808	1000	7,778	781.00		
2021	2021-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	41,919	1000	2,801	246.00		
2020	2020-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	41,187	0	3,691	327.00		
2019	2019-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	39,319	0	3,583	322.00		
2018	2018-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	40,893	0	3,479	311.00		
2017	2017-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	40,400	0	3,378	305.00		
2016	2016-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	33,851	0	3,279	292.00		
2015	2015-660097001	PHILLIPS, WILLIAM T & JENNIFER S	1	3,059	0	336	30.00		
2014	2014-660097001	MINSON, VERNON M JR & BILLY J &	1	2,747	0	302	27.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

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, Wood
Base/Total Area	852 / 852
Style	100% One Story
HVAC	100% Wall Furnace 2 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2010 / 12



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	99.16	Total Misc Impr	+ 16,617	Roofing Adj	+ 4.44	Garage Cost	+ 113,796
Subfloor Adj	+ 2.54	Total RCN	= 17,069	Heat/Cool Adj	+ 0.76	Depreciation (15%)	- 2,757
Plumbing Adj	+ 7.16	Lump Sums	+ 99,484	Basement Adj	+ 0.00	RCNLD	= 114.06
Adj Base Cost	= 114.06	Lot Value	+ 99,484	Total Area	x 852	Indicated Value	= 97,179
Adjusted Cost	= 97,179	Value Per SqFt	116.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,484		
Lot Value		116.77	Per SqFt
Indicated Value	99,484		
Agland Value	3,059		
Site Improvements	10,715		
Total Value	113,258	132.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	4,576.55		4,577
WODC	SLAB PORCH - COVERED	123765	24x8		192	35.02	59%	2,757
PRCH	Slab Porch - Covered	150532	15x4		60	21.11		1,267
SOLP	Solar Panels			40	40	269.33		10,773



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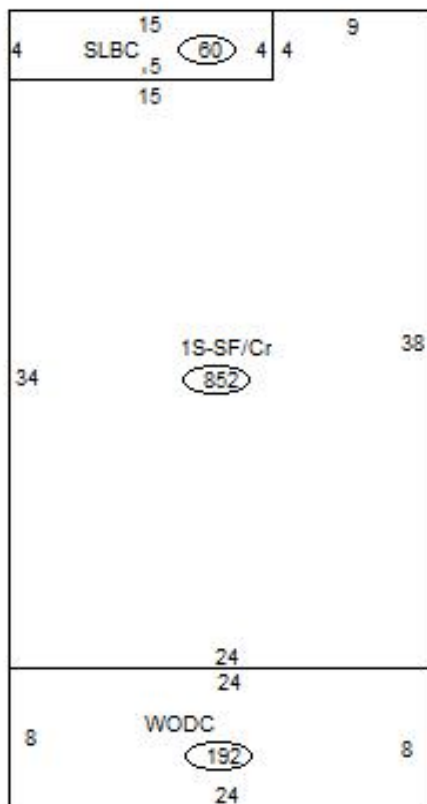
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		13	WODC	192	1.000	192
2	R	1	Crawl	13	1S-SF/Cr	852	1.000	852
3	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						852		852



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	24x24x8	Dirt	Formed Metal	576
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 576)		2,523		2,523	378	2,145
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (23.63 x 200)		4,726		4,726	898	3,828
	SHDS	Shed - Small	18x10x8	Plank	Formed Metal	180
Qual	3.5	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (25.03 x 180)		4,505		4,505	856	3,649
	LOAF	Loafing Shed	24x12x8	Dirt	Formed Metal	288
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (7.03 x 288)		2,025		2,025	932	1,093



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			1.200	81	81	97	97
SO	SOGN SOILS	TMBR	15			.630	27	27	17	17
TMBR Totals						1.830			114	114
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			12.610	192	192	2,421	2,421
NTV PST Totals						12.610			2,421	2,421
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			2.340	224	224	524	524
IMP PST Totals						2.340			524	524
Total Agland						16.780			3,059	3,059