



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660101442								
Parcel ID	20N15E-28-3-00000-000-0002								
Cadastral ID	28-20-15-02510								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	324296								
TUGGLE FAMILY REV TRUST									
PO BOX 1859 CATOOSA OK 74015-0000									
Parcel Location									
Situs	29531 S 4090 RD								
Subdivision									
Lot/Block	/	Parcel Size	4 - Acres						
Sec/Twn/Rng	28 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18390514 -95.72534066									
Building Permits									
N 264' W2 NW SW									
Number	Description	Opened	Closed	Amount					
R19	R20- NEW 911 ADDR ASSIGNED/SPLIT	04/2018	06/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2704/751	HARKEY, LINDA K &	04/12/2018	76,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2001	Land Value	65,010	65,010	11%	7,151	Assessed	44,815	4,161.52
Year Frozen		Improvements	384,358	342,403		37,664	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	449,368	407,413		44,815	Total Taxable	43,815	4,069.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101442	TUGGLE FAMILY REV TRUST	20	395,547	1000	42,510	3,947.00		
2024	2024-660101442	TUGGLE FAMILY REV TRUST	20	413,882	1000	42,988	3,889.00		
2023	2023-660101442	TUGGLE FAMILY REV TRUST	20	388,251	1000	41,707	3,621.00		
2022	2022-660101442	TUGGLE FAMILY REV TRUST	20	388,598	1000	41,745	3,634.00		
2021	2021-660101442	TUGGLE FAMILY REV TRUST	20	378,931	1000	40,519	3,565.00		
2020	2020-660101442	TUGGLE FAMILY REV TRUST	20	373,481	1000	39,310	3,478.00		
2019	2019-660101442	TUGGLE FAMILY REV TRUST	20	75,999	0	56	5.00		
2018	2018-660101442	TUGGLE FAMILY REV TRUST	20	488	0	54	5.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.0697 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 177,275.00 x .37 = 65,010 Factor Value Adjustments 1.0000 Lot Value 65,010		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Veneer, Stone
Base/Total Area	2,331 / 2,616
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,331
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	610 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2019 / 5

660101442	10/01/25
660101442_001.JPG	10/8/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	379,372	145.02	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.78	Total Misc Impr	+	23,548			
Roofing Adj	+ 4.65	Garage Cost	+	29,109			
Subfloor Adj	+ -3.03	Total RCN	=	383,346			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	19,167			
Plumbing Adj	+ 8.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	364,179			
Adj Base Cost	= 126.41	Lot Value	+	65,010			
Total Area	x 2,616	Indicated Value	=	429,189			
Adjusted Cost	= 330,689	Value Per SqFt		164.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	364,179		
Lot Value	65,010		
Indicated Value	429,189	164.06	Per SqFt
Agland Value			
Site Improvements	20,179		
Total Value	449,368	171.78	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2019	0.00		
GENR	Generator - Residential Standby	0		1	1	3,304.00		3,304
PRCH	Porch	141322	364		364	28.27		10,290
PRCH	Porch	141324	121		121	29.12		3,524



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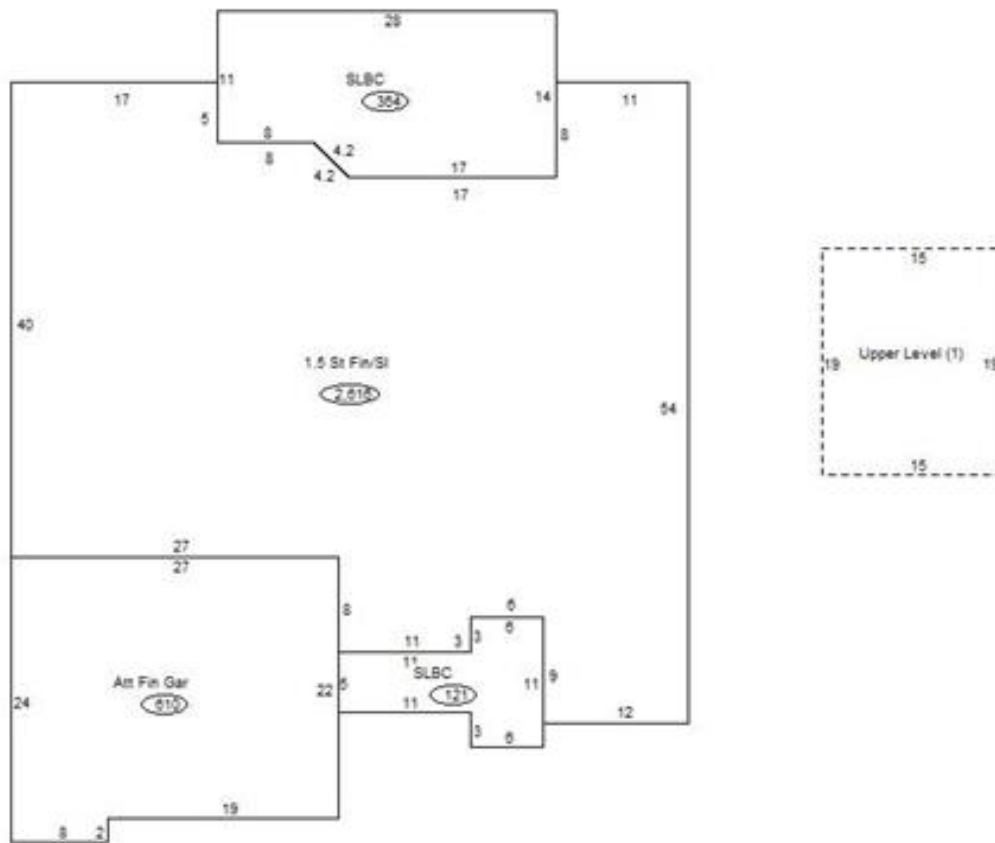
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,331	1.122	2,616
2	U	^UL		13	Upper Level (1)	285	1.000	285
3	M	PRCH		13	SLBC	364	1.000	364
4	G	5		13	Att Fin Gar	610	1.000	610
5	M	PRCH		13	SLBC	121	1.000	121
Total Building Area						2,331		2,616



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	29x24x10	Concrete	Formed Metal	696
	Qual	3	Cond 3	Year 2019	Eff Age 5	
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 696)	22,175	22,175	1,996	20,179