



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:43:23
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Assessment Data					Primary Image				
Account	660101470				<p>660101470_002.JPG 10/8/2025</p>				
Parcel ID	20N15E-28-3-00000-000-0004								
Cadastral ID	28-20-15-02530								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	324430								
BARBEE, JASON & JULIE									
29735 S 4090 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	29735 S 4090 RD								
Subdivision									
Lot/Block	/	Parcel Size	6.33 - Acres						
Sec/Twn/Rng	28 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18119925 -95.72532864									
TR DESC AS COMM NW/C W2 NW SW; S01.2503E 902.47' ALONG W LINE W2 NW SW TO POB; N89.1449E 659.36'; S01.2626E 415.73'; S88 5109W 659.49'; N01.2503W 420.26' ALONG W LINE W2 NW SW TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 017	NEW POOL	03/2025	08/2025						
R19	R21- NEW 911 ADDRESS ASSGND	05/2018	10/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2709/641	HARKEY, LINDA K &	04/30/2018	120,000	YES					

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax
Remove Cap	2019	Land Value	91,738	91,738	11%	10,091	Assessed	63,163	5,865.32
Year Frozen		Improvements	485,929	482,477		53,072	Penalty	0	
Uncapped Value	40,922	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	577,667	574,215		63,163	Total Taxable	62,163	5,772.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660101470	BARBEE, JASON & JULIE	20	517,761	1000	55,954	5,196.00	
2024	2024-660101470	BARBEE, JASON & JULIE	20	542,428	1000	54,654	4,944.00	
2023	2023-660101470	BARBEE, JASON & JULIE	20	518,117	1000	53,032	4,604.00	
2022	2022-660101470	BARBEE, JASON & JULIE	20	515,442	0	52,458	4,566.00	
2021	2021-660101470	BARBEE, JASON & JULIE	20	457,978	0	49,960	4,395.00	
2020	2020-660101470	BARBEE, JASON & JULIE	20	136,091	0	13,860	1,226.00	
2019	2019-660101470	BARBEE, JASON & JULIE	20	120,000	0	13,200	1,182.00	
2018	2018-660101470	BARBEE, JASON & JULIE	20	514	0	57	5.00	



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 6.5241 Topography 1 Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 284,188.00 x .32 = 91,738 Factor Value Adjustments 1.0000 Lot Value 91,738		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,364 / 3,364
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,364
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	960 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2020 / 5



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	498,163	148.09	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.01	Total Misc Impr	+	20,580			
Roofing Adj	+ 4.95	Garage Cost	+	44,774			
Subfloor Adj	+ -3.17	Total RCN	=	468,428			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	23,421			
Plumbing Adj	+ 7.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	445,007			
Adj Base Cost	= 119.82	Lot Value	+	91,738			
Total Area	x 3,364	Indicated Value	=	536,745			
Adjusted Cost	= 403,074	Value Per SqFt		159.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	445,007		
Lot Value	91,738		
Indicated Value	536,745	159.56	Per SqFt
Agland Value			
Site Improvements	40,922		
Total Value	577,667	171.72	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2021	1	0.00	
PRCH	SLAB PORCH - COVERED	146786	571		571	27.68	15,805
PRCH	SLAB PORCH - COVERED	146788	165		165	28.94	4,775



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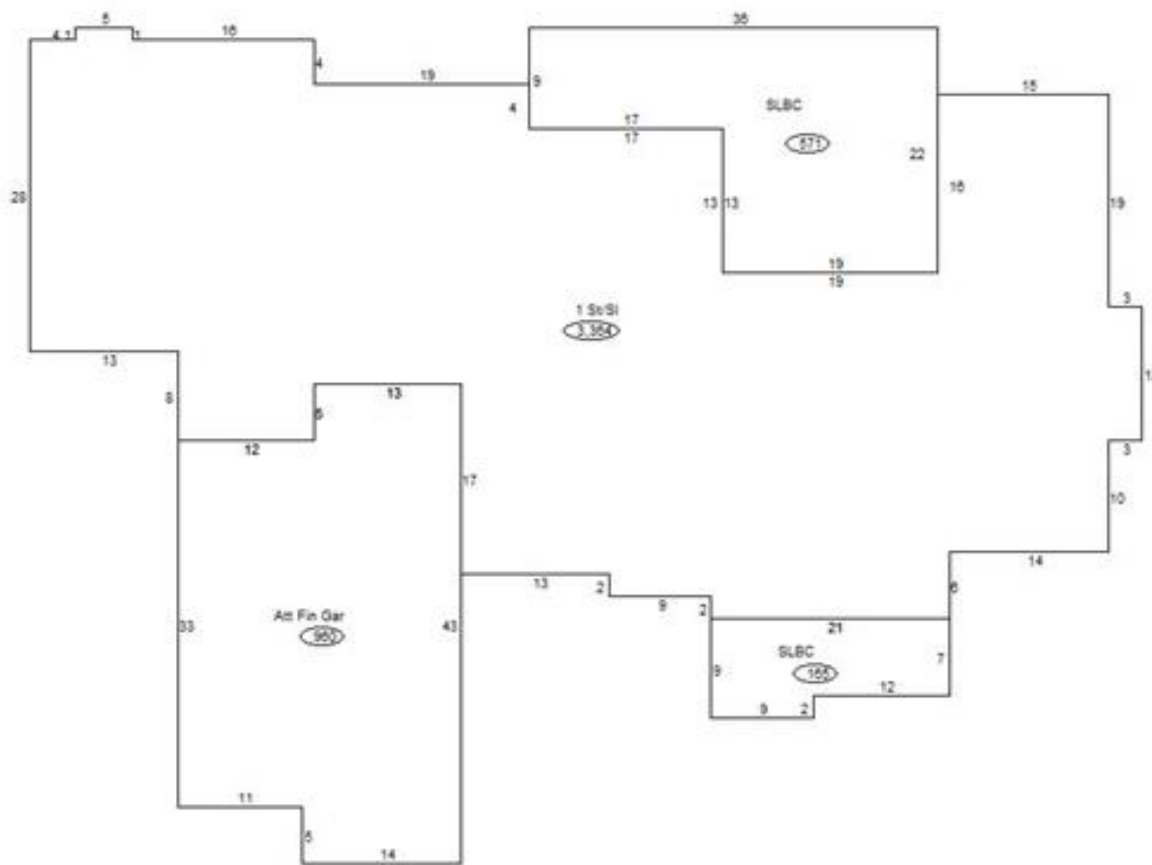
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,364	1.000	3,364
2	M	PRCH		13	SLBC	571	1.000	571
3	G	5		13	Att Fin Gar	960	1.000	960
4	M	PRCH		13	SLBC	165	1.000	165
Total Building Area						3,364		3,364



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x36x6	Concrete		864
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (47.99 x 864)		41,463	41,463	2,073	39,390
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (24.87 x 80)		1,990	1,990	458	1,532