



# 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	660101894								
Parcel ID	20N15E-26-2-00000-000-0003								
Cadastral ID	26-20-15-00470								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	335761								
TOOPS, ALBERT M & TRACY L									
29525 S 4110 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	29515 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.64 - Acres						
Sec/Twn/Rng	26 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18362478 -95.68498631									
TR DESC COMM NW/C W2 NE SW; N88.4111E 60' TO POB; N88.4111E 561.52'; S01.1751E 40'; S88.2536W 561.88'; N01.1432W 360.73' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R20- SPLIT	09/2018	06/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TOOPS, AL & TRACY	08/14/2021	0	4					
/	NEFF, DALE H &	08/13/2018	225,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap	2019	Land Value	860	860	11%	Assessed	28,366	2,832.63	
Year Frozen		Improvements	260,211	257,005		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	261,071	257,865		Total Taxable	28,366	2,833.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101894	TOOPS, ALBERT M & TRACY L	22	250,355	0	27,539	2,750.00		
2024	2024-660101894	TOOPS, ALBERT M & TRACY L	22	265,223	0	29,175	2,843.00		
2023	2023-660101894	TOOPS, ALBERT M & TRACY L	22	291,948	0	28,715	2,694.00		
2022	2022-660101894	TOOPS, ALBERT M & TRACY L	22	295,013	0	27,879	2,622.00		
2021	2021-660101894	TOOPS, ALBERT M & TRACY L	22	246,060	0	27,067	2,570.00		
2020	2020-660101894	TOOPS, AL & TRACY	22	243,812	0	26,819	2,561.00		
2019	2019-660101894	TOOPS, AL & TRACY	22	3,648	0	401	39.00		
2018	2018-660101894	TOOPS, AL & TRACY	22	3,648	0	401	39.00		



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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, Metal
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,400
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	1,050 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	76.21	Total Misc Impr	+ 17,797	Roofing Adj	+ 4.03	Garage Cost	+ 22,901
Subfloor Adj	+ 0.00	Total RCN	= 273,906	Heat/Cool Adj	+ 10.30	Depreciation ( 5%)	- 13,695
Plumbing Adj	+ 6.63	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 260,211
Adj Base Cost	= 97.17	Lot Value	+ 260,211	Total Area	x 2,400	Indicated Value	= 260,211
		Value Per SqFt	108.42	Adjusted Cost	= 233,208		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,211		
Lot Value			
Indicated Value	260,211	108.42	Per SqFt
Agland Value	860		
Site Improvements			
Total Value	261,071	108.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141309	650		650	19.57		12,721
PATO	SLAB PORCH - OPEN	141310	10x10		100	10.24		1,024
CPDT	CARPORT - DETACHED	141311	40x10		400	10.13		4,052



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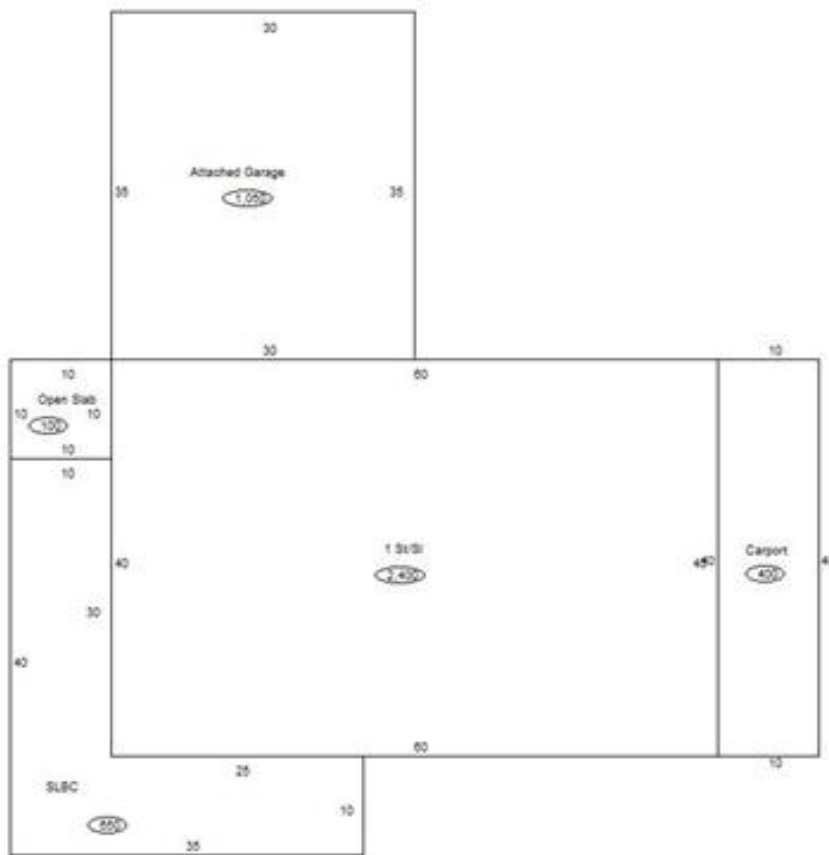
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### Sketch Image

660101894



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,400	1.000	2,400
2	G	1		13	Attached Garage	1,050	1.000	1,050
3	M	PRCH		13	SLBC	650	1.000	650
4	M	PATO		13	Open Slab	100	1.000	100
5	M	CPDT		13	Carport	400	1.000	400
<b>Total Building Area</b>						<b>2,400</b>		<b>2,400</b>



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.640	144	144	92	92
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			4.000	192	192	768	768
<b>NTV PST Totals</b>						4.640			860	860
<b>Total Agland</b>						4.640			860	860