



# 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	660102216																																						
Parcel ID	20N14E-25-4-00000-001-0000																																						
Cadastral ID	25-20-14-01910																																						
Property Type	REAL - Real Property																																						
Property Class	UC	VI Area	3																																				
Tax Area	1 - CATOOSA OT																																						
Name ID	333303																																						
MCAFFEE HOLDING GROUP INC																																							
PO BOX 610																																							
CATOOSA OK 74015-0000																																							
Parcel Location				REVAL 2022 6/17/2021																																			
Situs				Building Permits																																			
Subdivision				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20</td> <td>R21-SPLIT</td> <td>02/2019</td> <td>08/2020</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20	R21-SPLIT	02/2019	08/2020																					
Number	Description	Opened	Closed	Amount																																			
R20	R21-SPLIT	02/2019	08/2020																																				
Lot/Block	/	Parcel Size	15 - Acres	<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>EARTH SMART CONSTRUCTION INC</td> <td>11/09/2022</td> <td>525,000</td> <td>19</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>THE THIRTY-SIX STREET NORTH COF</td> <td>11/13/2018</td> <td>325,000</td> <td>YES</td> </tr> </tbody> </table>						Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						/	EARTH SMART CONSTRUCTION INC	11/09/2022	525,000	19						/	THE THIRTY-SIX STREET NORTH COF	11/13/2018	325,000	YES
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Sec/Twn/Rng	25 / 20 / 14 / 4																																						
Neighborhood	5001 - TASC 2016																																						
School District	S002 - CATOOSA SCHOOLS																																						
Legal Description				Lat/Long: 36.18569443 -95.76812677																																			
TR DESC 2018-016568 AS COMM SE/C SW NE;N89.5710W 131.03'; N 60.48' TO POB; N72.2609W 407.67'; CURVE LEFT RAD 1532.40' BEARING N83.0730W CHORD LENGTH 594.49' ARC DIST 598.28'; N00 0853E 605.62'; N89.5920E 977.32' S 800' TO POB																																							
Exemptions				Sale History																																			
Parcel Valuation				Assessment History																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																															
Remove Cap	2023	Land Value	230,868	230,868	11%	25,395	Assessed	25,784	2,750.12																														
Year Frozen		Improvements	3,536	3,536		389	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	234,404	234,404		25,784	Total Taxable	25,784	2,750.00																														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																
2025	2025-660102216	MCAFFEE HOLDING GROUP INC	1	309,575	0	31,870	3,399.00																																
2024	2024-660102216	MCAFFEE HOLDING GROUP INC	1	275,932	0	30,352	3,202.00																																
2023	2023-660102216	MCAFFEE HOLDING GROUP INC	1	315,626	0	34,718	3,563.00																																
2022	2022-660102216	EARTH SMART CONSTRUCTION INC	1	317,308	0	34,903	3,504.00																																
2021	2021-660102216	EARTH SMART CONSTRUCTION INC	1	318,730	0	35,060	3,085.00																																
2020	2020-660102216	EARTH SMART CONSTRUCTION INC	1	324,588	0	35,704	3,162.00																																
2019	2019-660102216	EARTH SMART CONSTRUCTION INC	1	330,445	0	36,348	3,264.00																																



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	15		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	653,400.00 x .35 = 230,868		
Factor Value	0		
Adjustments			
Lot Value	230,868		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	963610
Total Building Area		Image Date	6/17/2021
Total Base Value		Name	IMG_0008.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value	3,536		
Total Improvement Value	3,536		
Land Value	230,868		
Cost Approach Value	234,404		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,536
Miscellaneous Income		Land Value	230,868
Effective Gross Income (EGI)		Total Appraised Value	234,404
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			



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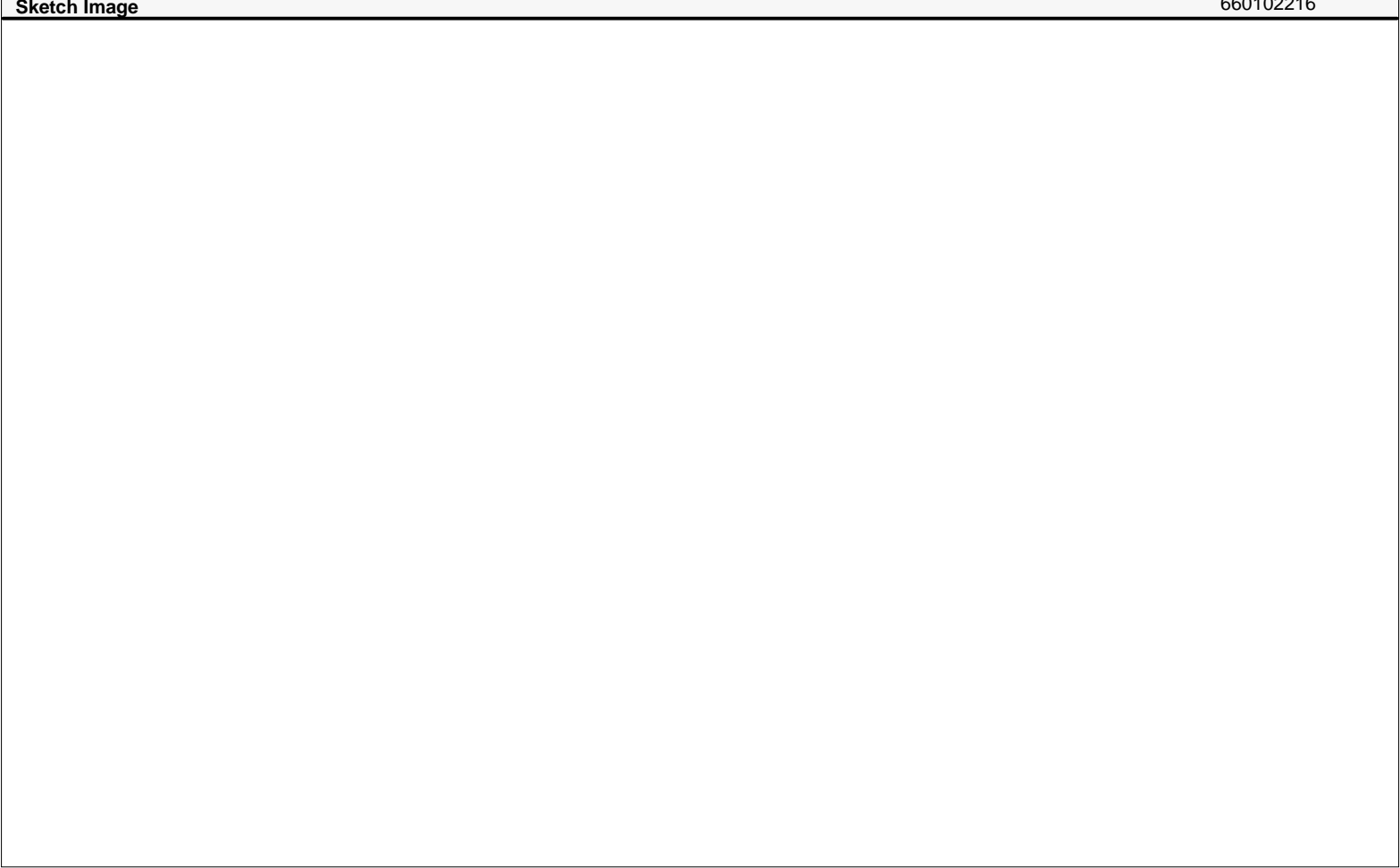
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Sketch Image

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete FOUNDATION	40x100x0	Concrete		4,000
	Qual 3	Cond 3	Year 1980	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 4,000)		17,680	14,144	3,536
<b>Total Site Improvement Value</b>				<b>3,536</b>