




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:22:23
Page 1

Assessment Data					Primary Image																													
Account 660104984 Parcel ID 000000-00-0-10030-039-0004 Cadastral ID 08-21-16-04091 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 333464 COLLINS, BRYCE L 161 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs Subdivision BAYLESS Lot/Block 0004 / 0037 Parcel Size 2.12 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>660104984_001.JPG 6/24/2025</p>																													
Legal Description Lat/Long: 36.31272039 -95.62696343 N 72.50' LOTS 1-2-3 & 4 BLOCK 37 BAYLESS																																		
Exemptions					Building Permits																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R23 130</td> <td>NEW DULPEX 948 SQ FT. 505 AND 507</td> <td>06/2024</td> <td>06/2025</td> <td>135,000</td> </tr> <tr> <td>R21</td> <td>R23- SPLIT</td> <td>02/2021</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 130	NEW DULPEX 948 SQ FT. 505 AND 507	06/2024	06/2025	135,000	R21	R23- SPLIT	02/2021	09/2022	
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Sale History					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>COLLINS, BRYCE L &</td> <td>11/11/2020</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	COLLINS, BRYCE L &	11/11/2020	0	4															
Bk/Pg	Grantor	Date	Price	Code																														
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																									
Remove Cap	0	Land Value	25,849	14,913	11%	1,640	Assessed	32,633	3,016.27																									
Year Frozen		Improvements	281,759	281,759		30,993	Penalty	0																										
Uncapped Value	281,759	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	307,608	296,672		32,633	Total Taxable	32,633	3,016.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660104984	COLLINS, BRYCE L			17	25,849	0	1,562	144.00																									
2024	2024-660104984	COLLINS, BRYCE L			17	24,500	0	1,488	138.00																									
2023	2023-660104984	COLLINS, BRYCE L			17	24,500	0	1,417	130.00																									
2022	2022-660104984	COLLINS, BRYCE L			17	14,500	0	1,350	125.00																									
2021	2021-660104984	COLLINS, BRYCE L			17	14,500	0	1,285	113.00																									



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Date 04/18/2026
 Time 10:22:23
 Page 2

Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.1611		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,017.00 x 3.68 = 25,849		
Factor Value			
Adjustments	0.0000		
Lot Value	25,849		



Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,896 / 1,896
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,896
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 2.0
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.30	Total Misc Impr	+ 5,714
Roofing Adj	+ 4.02	Garage Cost	+ 25,908
Subfloor Adj	+ -0.80	Total RCN	= 284,605
Heat/Cool Adj	+ 11.69	Depreciation (1%)	- 2,846
Plumbing Adj	+ 8.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 281,759
Adj Base Cost	= 133.43	Lot Value	+ 25,849
Total Area	x 1,896	Indicated Value	= 307,608
Adjusted Cost	= 252,983	Value Per SqFt	162.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	281,759		
Lot Value	25,849		
Indicated Value	307,608	162.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	307,608	162.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172670	12x5		60	26.18		1,571
PRCH	Porch	172671	12x5		60	26.18		1,571
PATC	Patio - Covered	172672	8x8		64	20.09		1,286
PATC	Patio - Covered	172673	8x8		64	20.09		1,286



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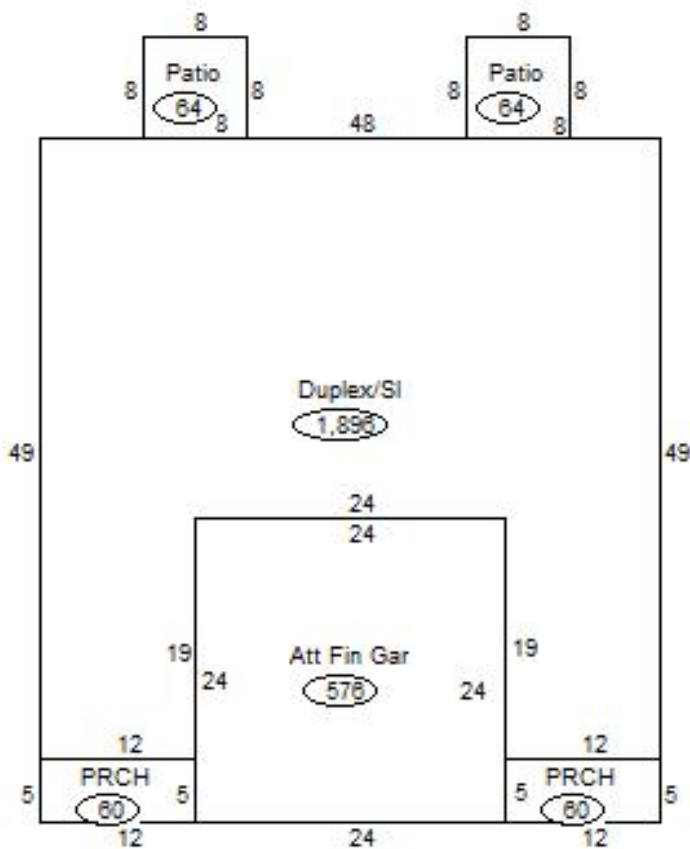
Date 04/18/2026

Time 10:22:23

Page 3

Sketch Image

660104984



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	Duplex/Sl	1,896	1.000	1,896
2	G	5		20	Att Fin Gar	576	1.000	576
3	M	PRCH		20	PRCH	60	1.000	60
4	M	PRCH		20	PRCH	60	1.000	60
5	M	PATC		20	Patio	64	1.000	64
6	M	PATC		20	Patio	64	1.000	64
Total Building Area						1,896		1,896