



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:31:11
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Assessment Data					Primary Image				
Account 660109645 Parcel ID 000000-00-0-20010-027-0008 Cadastral ID 30-20-15-03181 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345863 BLUFF STREET LLC PO BOX 1499 CATOOSA OK 74015-0000 Parcel Location Situs 00210 S BLUFF ST UNIT B Subdivision CATOOSA O T Lot/Block 0008 / 0027 Parcel Size .25 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660109645_001.JPG 8/20/2025</p>				
Legal Description Lat/Long: 36.18533152 -95.74513508									
SE LOT 8 BLOCK 27 CATOOSA O T					Building Permits				
					Number	Description	Opened	Closed	Amount
					R25	NEW SFR 1159 SQ FT	02/2025	08/2025	
					S24	S25 SPLIT	12/2024	02/2025	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MCAFEE LAND LLC	11/19/2024	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap		Land Value	11,250	2,170	11%	239	Assessed	16,074	1,714.45
Year Frozen		Improvements	143,957	143,957		15,835	Penalty	0	
Uncapped Value	143,957	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	155,207	146,127		16,074	Total Taxable	16,074	1,714.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109645	BLUFF STREET LLC			1	11,250	0	227	24.00



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	3,750.00 x 3.00 = 11,250		
Factor Value			
Adjustments	0.0000		
Lot Value	11,250		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,160 / 1,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,160
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
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	97.38	Total Misc Impr	+ 6,118
Roofing Adj	+ 4.32	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 145,411
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,454
Plumbing Adj	+ 8.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,957
Adj Base Cost	= 120.08	Lot Value	+ 11,250
Total Area	x 1,160	Indicated Value	= 155,207
Adjusted Cost	= 139,293	Value Per SqFt	133.80

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,957		
Lot Value	11,250		
Indicated Value	155,207	133.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,207	133.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173116	16x8		128	20.89		2,674
PATC	Patio - Covered	173117	10x5		50	17.92		896
CPAT	Carport - Attached	173118	24x11		264	9.65		2,548

