



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:31:15
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Assessment Data					Primary Image				
Account	660109647				<p>660109647_001.JPG 12/9/2025</p>				
Parcel ID	000000-00-0-20010-027-0007								
Cadastral ID	30-20-15-03172								
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	00212 S BLUFF ST UNIT B								
Subdivision	CATOOSA O T								
Lot/Block	0007 / 0027	Parcel Size	.25 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18516692 -95.74530896									
NE LOT 7 BLOCK 27 CATOOSA O T									
Building Permits									
Number		Description		Opened	Closed	Amount			
R25		NEW SFR 1484 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	2,713	11%	298	Assessed	20,794	2,217.89
Year Frozen		Improvements	186,328	186,328		20,496	Penalty	0	
Uncapped Value	186,328	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	197,578	189,041	20,794	Total Taxable	20,794	2,218.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109647	BLUFF STREET LLC			1	11,250	0	284	30.00



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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		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2026 /

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	99.18	Total Misc Impr	+ 6,705
Roofing Adj	+ 4.52	Garage Cost	+
Subfloor Adj	+ -1.16	Total RCN	= 186,328
Heat/Cool Adj	+ 11.47	Depreciation (0%)	- 0
Plumbing Adj	+ 7.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,328
Adj Base Cost	= 121.04	Lot Value	+ 11,250
Total Area	x 1,484	Indicated Value	= 197,578
Adjusted Cost	= 179,623	Value Per SqFt	133.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,328		
Lot Value	11,250		
Indicated Value	197,578	133.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	197,578	133.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173112	16x8		128	23.84		3,052
PATC	Patio - Covered	173113	10x5		50	19.00		950
CPAT	Carport - Attached	173114	24x11		264	10.24		2,703



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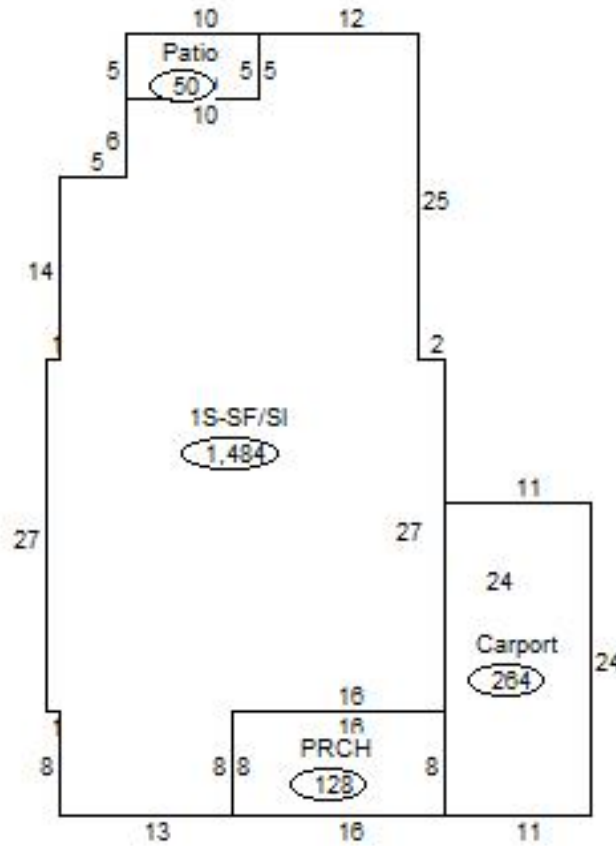
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,484	1.000	1,484
2	M	PRCH		20	PRCH	128	1.000	128
3	M	PATC		20	Patio	50	1.000	50
4	M	CPAT		20	Carport	264	1.000	264
Total Building Area						1,484		1,484