



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:11:14  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660000919 <b>Parcel ID</b> 000000-00-0-00807-010-0005 <b>Cadastral ID</b> 01-22-15-04100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 309754 KATON, ROBERT F JR & CORINNE L  13262 S ELM ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13262 S ELM ST <b>Subdivision</b> TACORA HILLS <b>Lot/Block</b> 0005 / 0010 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 5 <b>Neighborhood</b> 1085 - R-V04-NW SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (32)\IMG_0015.JPG 3/25/2022</p>														
<b>Legal Description</b> Lat/Long: 36.41685532 -95.65947575																			
S2 LOT 5 BLOCK 10 TACORA HILLS					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2328/164	FIRST UNITED BANK & TRUST CO	05/17/2013	108,500	3										
H	Homestead	No	1,000		2225/267	BRASWELL, BRYAN B &	02/02/2012	0	10										
					2096/507	OGG, HOWARD C	03/14/2010	127,000	11										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.332	<b>Current Tax</b>										
Remove Cap	2011		Land Value 33,125	15,086	11%	1,659	Assessed	12,862	1,316.19										
Year Frozen	0		Improvements 102,162	101,842		11,203	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		<b>Total Value</b> 135,287	116,928		12,862	<b>Total Taxable</b>	11,862	1,228.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000919	KATON, ROBERT F JR & CORINNE L			11	132,001	1000	11,487	1,190.00										
2024	2024-660000919	KATON, ROBERT F JR & CORINNE L			11	138,823	1000	11,124	1,157.00										
2023	2023-660000919	KATON, ROBERT F JR & CORINNE L			11	107,007	1000	10,771	1,143.00										
2022	2022-660000919	KATON, ROBERT F JR & CORINNE L			11	109,056	1000	10,996	1,173.00										
2021	2021-660000919	KATON, ROBERT F JR & CORINNE L			11	116,327	1000	11,796	1,214.00										
2020	2020-660000919	KATON, ROBERT F JR & CORINNE L			11	114,297	1000	11,470	1,219.00										
2019	2019-660000919	KATON, ROBERT F JR & CORINNE L			11	110,065	1000	11,107	1,166.00										
2018	2018-660000919	KATON, ROBERT F JR & CORINNE L			11	115,965	1000	11,756	1,245.00										
2017	2017-660000919	KATON, ROBERT F JR & CORINNE L			11	114,911	1000	11,594	1,200.00										
2016	2016-660000919	KATON, ROBERT F JR & CORINNE L			11	111,700	1000	11,227	1,170.00										
2015	2015-660000919	KATON, ROBERT F JR & CORINNE L			11	107,916	1000	10,871	1,142.00										
2014	2014-660000919	KATON, ROBERT F JR & CORINNE L			11	108,862	1000	10,815	1,137.00										
2013	2013-660000919	KATON, ROBERT F JR & CORINNE L			11	104,279	0	11,471	1,173.00										



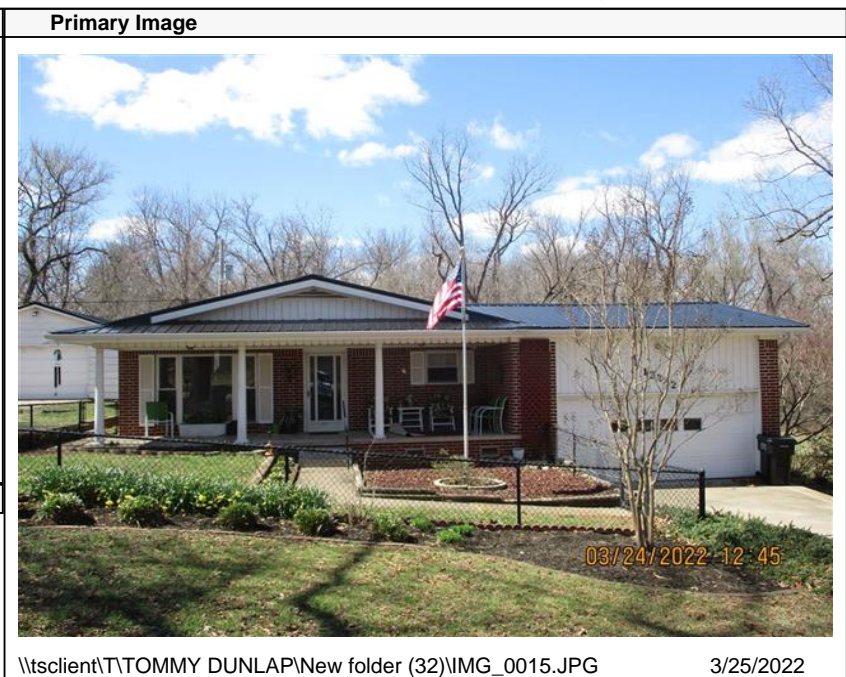
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Date 04/18/2026  
 Time 08:11:14  
 Page 2

Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2414		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,516.00 x 3.15 = 33,125		
Factor Value			
Adjustments	1.0000		
Lot Value	33,125		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,720
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,694	91.10	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.89	Total Misc Impr	+ 7,677				
Roofing Adj	+ 4.93	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.13	Total RCN	= 222,092				
Heat/Cool Adj	+ 11.47	Depreciation ( 54%)	- 119,930				
Plumbing Adj	+ 3.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 102,162				
Adj Base Cost	= 117.40	Lot Value	+ 33,125				
Total Area	x 1,720	Indicated Value	= 135,287				
Adjusted Cost	= 201,928	Value Per SqFt	78.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,162		
Lot Value	33,125		
Indicated Value	135,287	78.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	135,287	78.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2655	30x8		240	23.44		5,626
PATO	SLAB PORCH - OPEN	2656	26x8		208	9.86		2,051



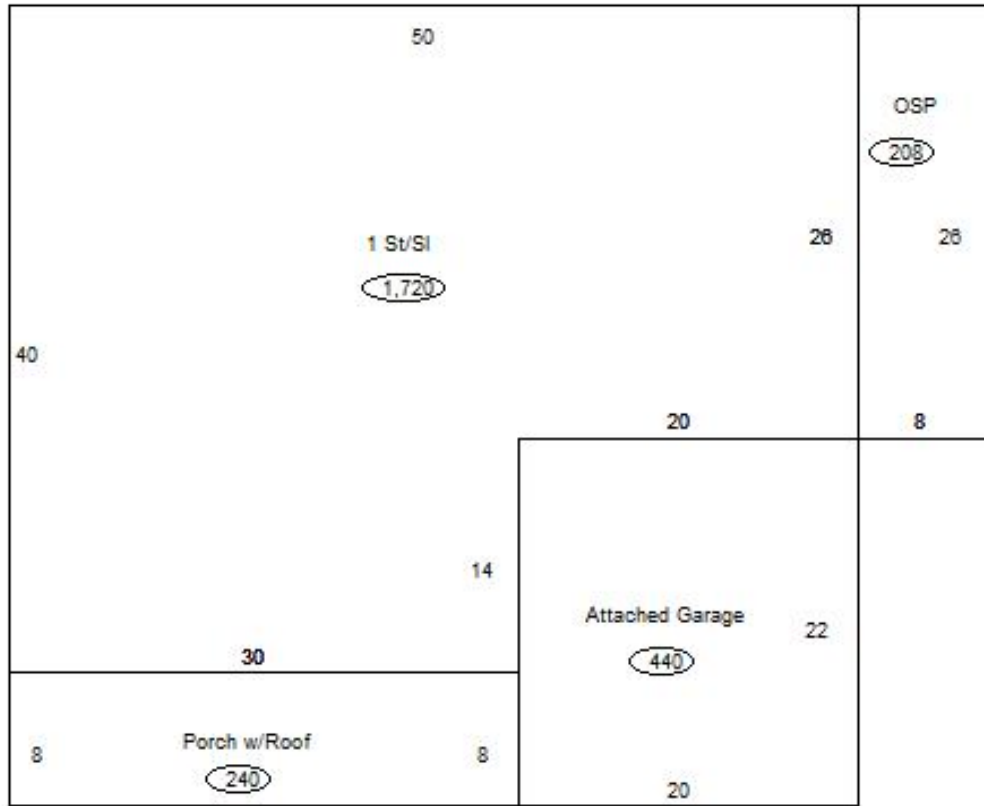
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 Time 08:11:14  
 Page 3

Sketch Image

660000919



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,720	1.000	1,720
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PATO		13	Open Slab	208	1.000	208
<b>Total Building Area</b>						1,720		1,720