



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 660001137 Parcel ID 20N15E-02-2-00000-000-0000 Cadastral ID 02-20-15-01100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 329908 LINDENAU, ALICE MARIE PO BOX 1297 CATOOSA OK 74015-0000 Parcel Location Situs 25185 WRANGLER AVE Subdivision Lot/Block / Parcel Size 2.74 - Acres Sec/Twn/Rng 2 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0304\IMG_0014. 3/8/2022</p>														
Legal Description Lat/Long: 36.24627900 -95.68463669																			
TR IN SW 10 AC LOT 3, BEG NE/C SW 10 AC LOT 3, S 324.10' TO POB, W 330.61', S 120.34', W 50', S 209.62', E TO SE/C N 329.66' TO POB (LESS LINDY LANE SUB)					Building Permits <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															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	LINDENAU, JAMES H &	01/13/2020	0	WB										
HV	Veteran	No	999,999		845/585			24,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 50,472	30,519	11%	3,357	Assessed	18,053	1,879.89										
Year Frozen	2021		Improvements 220,942	133,595		14,696	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 271,414	164,114		18,053	Total Taxable	17,053	1,793.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001137	LINDENAU, ALICE MARIE			4	241,010	1000	17,052	1,792.00										
2024	2024-660001137	LINDENAU, ALICE MARIE			4	257,924	1000	17,052	1,645.00										
2023	2023-660001137	LINDENAU, ALICE MARIE			4	227,122	1000	17,052	1,620.00										
2022	2022-660001137	LINDENAU, ALICE MARIE			4	217,926	1000	17,052	1,649.00										
2021	2021-660001137	LINDENAU, ALICE MARIE			4	198,140	1000	17,053	1,606.00										
2020	2020-660001137	LINDENAU, ALICE MARIE			4	196,775	17527		181.00										
2019	2019-660001137	LINDENAU, JAMES H &			4	184,579	17016		175.00										
2018	2018-660001137	LINDENAU, JAMES H &			4	184,207	16521		170.00										
2017	2017-660001137	LINDENAU, JAMES H &			4	182,596	16039		165.00										
2016	2016-660001137	LINDENAU, JAMES H &			4	178,295	15572		160.00										
2015	2015-660001137	LINDENAU, JAMES H &			4	174,635	15119		156.00										
2014	2014-660001137	LINDENAU, JAMES H &			4	177,416	14679		151.00										
2013	2013-660001137	LINDENAU, JAMES H &			4	153,045	1000	13,252	1,265.00										



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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.7347		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	119,125.00 x .42 = 50,472		
Factor Value			
Adjustments	1.0000		
Lot Value	50,472		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,617 / 1,617
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,617
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	567 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	248,949 153.96 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	182,926
Lot Value	50,472
Indicated Value	233,398 144.34 Per SqFt
Agland Value	
Site Improvements	38,016
Total Value	271,414 167.85 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.43	Total Misc Impr	+ 30,023
Roofing Adj	+ 4.80	Garage Cost	+ 22,017
Subfloor Adj	+ -2.31	Total RCN	= 257,642
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 74,716
Plumbing Adj	+ 9.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,926
Adj Base Cost	= 127.15	Lot Value	+ 50,472
Total Area	x 1,617	Indicated Value	= 233,398
Adjusted Cost	= 205,602	Value Per SqFt	144.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	2989	204		204	26.29		5,363
EPSW	Enclosed Porch - Solid Wall	2990	16x15		240	68.83		16,519
PATO	Patio - Open	2991	269		269	9.39		2,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable		18x18x8	Dirt	Formed Metal	324
Qual	3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (4.38 x 324)		1,419		1,419 610		809
SHDS	Shed - Small		12x24x8	Plank	Formed Metal	288
Qual	3	Cond 3	Year 2011	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (22.15 x 288)		6,379		6,379 2,807		3,572
BNGP	Barn - General Purpose		36x48x10	Concrete	Formed Metal	1,728
Qual	3	Cond 3	Year 2008	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
Base Cost (25.34 x 1,728)		43,788		43,788 13,574		30,214
LNT0	Lean To - Attached		48x20x8	Dirt	Formed Metal	960
Qual	3	Cond 3	Year 2008	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)		RCNLD
Base Cost (8.10 x 960)		7,776		7,776 4,355		3,421