



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	660005903				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-6\IMG_0007. 8/10/2021</p>									
Parcel ID	20N15E-07-3-00000-000-0000													
Cadastral ID	07-20-15-00400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	255007													
SANDERS, TOMMY D JR														
4640 N 193RD E AVE CATOOSA OK 74015-9518														
Parcel Location														
Situs	04640 N 193RD E AVE													
Subdivision														
Lot/Block	/	Parcel Size	1.17 - Acres											
Sec/Twn/Rng	7 / 20 / 15 / 3													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.22078464 -95.76031623														
E 210.94 S 242.6' W 14.55 LOT 4.														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					902/513	LAMAR, DANNY &	12/23/1992	34,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	0	Land Value	29,891	26,101	11%	2,871	Assessed	4,291	398.46					
Year Frozen	0	Improvements	19,494	6,407		705	Penalty	0						
Uncapped Value	0	Mobile Home	9,147	6,498		715	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	58,532	39,006		4,291	Total Taxable	3,291	306.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005903	SANDERS, TOMMY D JR	20	50,587	1000	3,166	294.00							
2024	2024-660005903	SANDERS, TOMMY D JR	20	49,781	1000	3,044	275.00							
2023	2023-660005903	SANDERS, TOMMY D JR	20	43,999	1000	2,927	254.00							
2022	2022-660005903	SANDERS, TOMMY D JR	20	44,971	1000	2,812	245.00							
2021	2021-660005903	SANDERS, TOMMY D JR	20	44,912	1000	2,702	238.00							
2020	2020-660005903	SANDERS, TOMMY D JR	20	45,224	1000	2,593	229.00							
2019	2019-660005903	SANDERS, TOMMY D JR	20	44,504	1000	2,489	223.00							
2018	2018-660005903	SANDERS, TOMMY D JR	20	42,273	1000	2,388	213.00							
2017	2017-660005903	SANDERS, TOMMY D JR	20	40,877	1000	2,289	207.00							
2016	2016-660005903	SANDERS, TOMMY D JR	20	39,611	1000	2,193	195.00							
2015	2015-660005903	SANDERS, TOMMY D JR	20	40,189	1000	2,101	188.00							
2014	2014-660005903	SANDERS, TOMMY D JR	20	40,395	1000	2,010	182.00							
2013	2013-660005903	SANDERS, TOMMY D JR	20	41,953	1000	1,923	172.00							



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.1749							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	51,177.00 x .58 = 29,891							
Factor Value								
Adjustments	1.0000							
Lot Value	29,891							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value	29,891			
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	29,891			
Adj Base Cost	= 0.00	Lot Value	+ 29,891	Agland Value	0.00 Per SqFt			
Total Area	x	Indicated Value	= 29,891	Site Improvements	19,494			
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	49,385			
Miscellaneous Improvements				0.00	Total Value Per SqFt			
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LOAF	Loafing Shed	10x16x8	Dirt	Formed Metal	160	
Qual	4	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (8.92 x 160)		1,427		1,427	328	1,099
UTIL	Utility Building	24x30x8	Dirt	Galvanized Metal	720	
Qual	3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (25.32 x 720)		18,230		18,230	9,844	8,386
DTGF	DETACHED GARAGE FAIR	24x46x8	Concrete	Composition Shingle	1,104	
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 1,104)		17,664		17,664	8,655	9,009
SHIP	Shipping/Storage Container	8x20x0	Concrete		160	
Qual	3	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (6.25 x 160)		1,000		1,000		1,000



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Lot Data		Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\C\Users\rln\Pictures\2017-05-08 05-08-17\05-08-17 019.J 5/11/2017</p>	
Residential Data			
Type 6 Mobile Home 76 x 16 Condition 1.5 - Low Quality 1.8 - Low Architecture SWMH Singlewide MH Style 100% Single Wide Exterior Wall 100% Frame, Plywood or Hardboard Base/Total Area 1,216 / 1,216 Style 100% Single Wide HVAC 1 Wall Air Conditioners (Count) Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 1993 / 40		GRM Approach GRM Code Gross Rent 0.00 Indicated Value	
		Multiple Regression MRA Code Adjusted R Indicated Value	
		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
Cost Approach Manual : 01/2025		Value Reconciliation	
Base Cost 49.64 Roofing Adj + 2.42 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 5.80 Basement Adj + 0.00 Adj Base Cost = 57.86 Total Area x 1,216 Adjusted Cost = 70,358	Total Misc Impr + 0 Garage Cost + Total RCN = 70,358 Depreciation (87%) - 61,211 Lump Sums + 0 RCNLD = 9,147 Lot Value + Indicated Value = 9,147 Value Per SqFt 7.52	Selected Approach Cost Approach Improvements 9,147 Lot Value Indicated Value 9,147 7.52 Per SqFt Agland Value Site Improvements Total Value 9,147 7.52 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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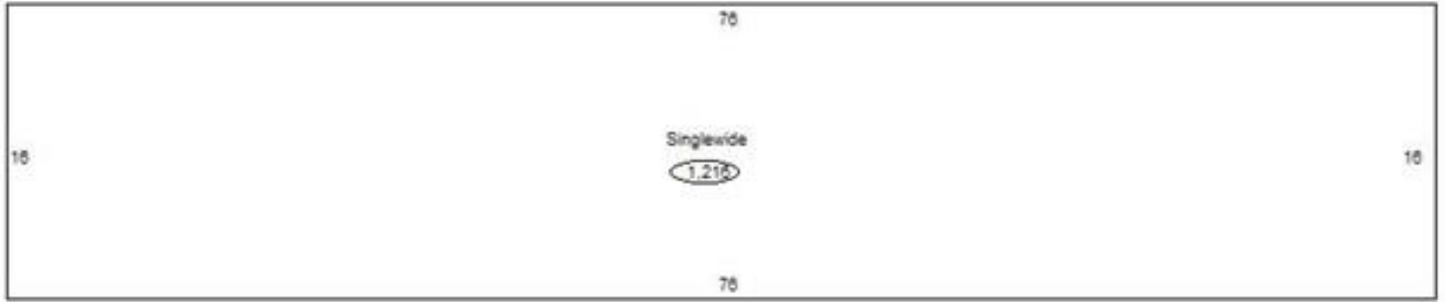
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
Total Building Area						1,216		1,216