



# 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  | 660013065                      |                     |            |             |               |                     |            |             |       |
| Parcel ID  | 20N14E-13-3-00000-000-0000     |                     |            |             |               |                     |            |             |       |
| Cadastral ID   | 13-20-14-00800                 |                     |            |             |               |                     |            |             |       |
| Property Type  | REAL - Real Property           |                     |            |             |               |                     |            |             |       |
| Property Class                                       | RA                             | VI Area             | 3          |             |               |                     |            |             |       |
| Tax Area   | 20 - CATOOSA RURAL             |                     |            |             |               |                     |            |             |       |
| Name ID  | 346080                         |                     |            |             |               |                     |            |             |       |
| P&J HOLDINGS LLC                                     |                                |                     |            |             |               |                     |            |             |       |
| PO BOX 2700<br>CATOOSA OK 74015-0000                 |                                |                     |            |             |               |                     |            |             |       |
| Parcel Location                                      |                                |                     |            |             |               |                     |            |             |       |
| Situs  | 17895 REDBUD DR                |                     |            |             |               |                     |            |             |       |
| Subdivision  |                                |                     |            |             |               |                     |            |             |       |
| Lot/Block  | /                              | Parcel Size         | 10 - Acres |             |               |                     |            |             |       |
| Sec/Twn/Rng  | 13 / 20 / 14 / 3               |                     |            |             |               |                     |            |             |       |
| Neighborhood   | 6100 - UNPLATTED               |                     |            |             |               |                     |            |             |       |
| School District                                      | S002 - CATOOSA SCHOOLS         |                     |            |             |               |                     |            |             |       |
| Legal Description Lat/Long: 36.20881916 -95.77607356 |                                |                     |            |             |               |                     |            |             |       |
| Building Permits                                     |                                |                     |            |             |               |                     |            |             |       |
| NE SW SW   |                                |                     |            |             |               |                     |            |             |       |
| Number   | Description                    | Opened              | Closed     | Amount      |               |                     |            |             |       |
| R13  | R13-SFR POSS NEEDS TO COME OFF | 02/2012             | 02/2012    |             |               |                     |            |             |       |
| Exemptions   |                                |                     |            |             |               |                     |            |             |       |
| Sale History   |                                |                     |            |             |               |                     |            |             |       |
| Code   | Type                           | Active              | Maximum    | Exemption   | Bk/Pg         | Grantor             | Date       | Price       | Code  |
|  |                                |                     |            |             | /             | OUTSIDE LLC         | 12/30/2024 | 0           | 4     |
|  |                                |                     |            |             | /             | UZZEL, GARY PHILLIP | 12/13/2023 | 10,000      | 4     |
|  |                                |                     |            |             | 2526/307      | HANSEN, WILMA JEAN  | 01/27/2016 | 60,000      | YES   |
| Parcel Valuation                                     |                                |                     |            |             |               |                     |            |             |       |
| Source   | REAL                           | Fair Cash           | Capped     | Asmnt Level | Assessed      | Levy Rate           | 92.860     | Current Tax |       |
| Remove Cap   | 2017                           | Land Value          | 1,365      | 1,365       | 11%           | 150                 | Assessed   | 150         | 13.93 |
| Year Frozen  | 0                              | Improvements        | 0          | 0           | 0             | 0                   | Penalty    | 0           |       |
| Uncapped Value                                       | 0                              | Mobile Home         | 0          | 0           | 0             | 0                   | Exemption  | 0           | 0.00  |
| TIF Project ID                                       | 0                              | Total Value         | 1,365      | 1,365       | 150           | Total Taxable       | 150        | 14.00       |       |
| Assessment History                                   |                                |                     |            |             |               |                     |            |             |       |
| Tax Year   | Statement Number               | Billed Owner        | Tax Area   | Total Value | Exemptions    | Taxable Value       | Billed Tax |             |       |
| 2025   | 2025-660013065                 | P&J HOLDINGS LLC    | 20         | 1,365       | 0             | 150                 | 14.00      |             |       |
| 2024   | 2024-660013065                 | OUTSIDE LLC         | 20         | 1,365       | 0             | 150                 | 14.00      |             |       |
| 2023   | 2023-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,365       | 0             | 150                 | 13.00      |             |       |
| 2022   | 2022-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,365       | 0             | 150                 | 13.00      |             |       |
| 2021   | 2021-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,365       | 0             | 150                 | 13.00      |             |       |
| 2020   | 2020-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,365       | 0             | 150                 | 13.00      |             |       |
| 2019   | 2019-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,365       | 0             | 150                 | 13.00      |             |       |
| 2018   | 2018-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,363       | 0             | 150                 | 13.00      |             |       |
| 2017   | 2017-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,363       | 0             | 150                 | 14.00      |             |       |
| 2016   | 2016-660013065                 | UZZEL, GARY PHILLIP | 20         | 1,383       | 0             | 152                 | 14.00      |             |       |
| 2015   | 2015-660013065                 | HANSEN, WILMA JEAN  | 20         | 75,000      | 0             | 2,860               | 256.00     |             |       |
| 2014   | 2014-660013065                 | HANSEN, WILMA JEAN  | 20         | 75,000      | 0             | 2,723               | 246.00     |             |       |
| 2013   | 2013-660013065                 | HANSEN, WILMA JEAN  | 20         | 75,000      | 0             | 2,594               | 232.00     |             |       |



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| Lot Data                   |              | Acre - UNPLATTED (ACRES) |      | Primary Image               |                                 |           |      |       |
|----------------------------|--------------|--------------------------|------|-----------------------------|---------------------------------|-----------|------|-------|
| Lot Size                   |              |                          |      |                             |                                 |           |      |       |
| Lot Count                  |              |                          |      |                             |                                 |           |      |       |
| Units Buildable            | 10           |                          |      |                             |                                 |           |      |       |
| Non-Ag Acres               | 0            |                          |      |                             |                                 |           |      |       |
| Topography                 |              |                          |      |                             |                                 |           |      |       |
| Street Access              |              |                          |      |                             |                                 |           |      |       |
| Utilities                  |              |                          |      |                             |                                 |           |      |       |
| Amenities                  | LAND QUALITY |                          |      |                             |                                 |           |      |       |
| Method                     | Acre         |                          |      |                             |                                 |           |      |       |
| Base Lot Value             |              |                          |      |                             |                                 |           |      |       |
| Factor Value               |              |                          |      |                             |                                 |           |      |       |
| Adjustments                |              |                          |      |                             |                                 |           |      |       |
| Lot Value                  |              |                          |      |                             |                                 |           |      |       |
| Residential Data           |              |                          |      |                             |                                 |           |      |       |
| Type                       |              |                          |      |                             |                                 |           |      |       |
| Condition                  | -            |                          |      |                             |                                 |           |      |       |
| Quality                    | -            |                          |      |                             |                                 |           |      |       |
| Architecture               |              |                          |      |                             |                                 |           |      |       |
| Style                      |              |                          |      |                             |                                 |           |      |       |
| Exterior Wall              |              |                          |      |                             |                                 |           |      |       |
| Base/Total Area            | 0 / 0        |                          |      |                             |                                 |           |      |       |
| Style                      |              |                          |      |                             |                                 |           |      |       |
| HVAC                       |              |                          |      |                             |                                 |           |      |       |
| Roof Cover                 |              |                          |      |                             |                                 |           |      |       |
| Area on Slab               | 0            |                          |      |                             |                                 |           |      |       |
| Fixture/RghIn              | /            |                          |      |                             |                                 |           |      |       |
| Bed/F/H Bath               | / /          |                          |      |                             |                                 |           |      |       |
| Basement Area              |              |                          |      |                             |                                 |           |      |       |
| Garage Type                |              |                          |      |                             |                                 |           |      |       |
| Remodel                    |              |                          |      |                             |                                 |           |      |       |
| Year/Eff Age               | /            |                          |      |                             |                                 |           |      |       |
| Cost Approach              |              | Manual : 01/2025         |      |                             |                                 |           |      |       |
| Base Cost                  | 0.00         | Total Misc Impr          | +    | 0                           |                                 |           |      |       |
| Roofing Adj                | + 0.00       | Garage Cost              | +    |                             |                                 |           |      |       |
| Subfloor Adj               | + 0.00       | Total RCN                | =    | 0                           |                                 |           |      |       |
| Heat/Cool Adj              | + 0.00       | Depreciation ( 0%)       | -    | 0                           |                                 |           |      |       |
| Plumbing Adj               | + 0.00       | Lump Sums                | +    | 0                           |                                 |           |      |       |
| Basement Adj               | + 0.00       | RCNLD                    | =    |                             |                                 |           |      |       |
| Adj Base Cost              | = 0.00       | Lot Value                | +    |                             |                                 |           |      |       |
| Total Area                 | x 0          | Indicated Value          | =    |                             |                                 |           |      |       |
| Adjusted Cost              | = 0          | Value Per SqFt           |      | 0.00                        |                                 |           |      |       |
|                            |              |                          |      | <b>GRM Approach</b>         |                                 |           |      |       |
|                            |              |                          |      | GRM Code                    |                                 |           |      |       |
|                            |              |                          |      | Gross Rent                  | 0.00                            |           |      |       |
|                            |              |                          |      | Indicated Value             |                                 |           |      |       |
|                            |              |                          |      | <b>Multiple Regression</b>  |                                 |           |      |       |
|                            |              |                          |      | MRA Code                    |                                 |           |      |       |
|                            |              |                          |      | Adusted R                   |                                 |           |      |       |
|                            |              |                          |      | Indicated Value             |                                 |           |      |       |
|                            |              |                          |      | <b>Direct Comparables</b>   |                                 |           |      |       |
|                            |              |                          |      | Selection Model             | 1 Res                           |           |      |       |
|                            |              |                          |      | Adjustment Model            | A2 AO Test                      |           |      |       |
|                            |              |                          |      | Comparables                 |                                 |           |      |       |
|                            |              |                          |      | Indicated Value             |                                 |           |      |       |
|                            |              |                          |      | <b>Value Reconciliation</b> |                                 |           |      |       |
|                            |              |                          |      | Selected Approach           | Cost Approach                   |           |      |       |
|                            |              |                          |      | Improvements                |                                 |           |      |       |
|                            |              |                          |      | Lot Value                   |                                 |           |      |       |
|                            |              |                          |      | Indicated Value             | 0.00 Per SqFt                   |           |      |       |
|                            |              |                          |      | Agland Value                | 1,365                           |           |      |       |
|                            |              |                          |      | Site Improvements           |                                 |           |      |       |
|                            |              |                          |      | Total Value                 | 1,365 0.00 Total Value Per SqFt |           |      |       |
| Miscellaneous Improvements |              |                          |      |                             |                                 |           |      |       |
| Code                       | Description  | Sketch ID                | Size | Year                        | Units                           | Unit Cost | Depr | Value |



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### Agland Inventory

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| Soi                   | Description               | Land Use | LPI | Adj Type | Adj Code | Acres  | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| OS                    | OSAGE CLAY                | TMBR     | 58  |          |          | 1.110  | 104      | 104      | 116       | 116          |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 1.110  |          |          | 116       | 116          |
| OS                    | OSAGE CLAY                | NTV PST  | 58  |          |          | 8.340  | 139      | 139      | 1,161     | 1,161        |
| SUC                   | SUMMIT SILTY CLAY LOAM 3- | NTV PST  | 67  |          |          | .550   | 161      | 161      | 88        | 88           |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 8.890  |          |          | 1,249     | 1,249        |
| <b>Total Agland</b>   |                           |          |     |          |          | 10.000 |          |          | 1,365     | 1,365        |