



# 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	660013075				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-24\IMG_000' 8/24/2021</p>				
Parcel ID	20N14E-13-3-00000-000-0000								
Cadastral ID	13-20-14-01800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	291258								
MORITZ, LARRY GENE &									
LILLIAN KAY									
17855 REDBUD DR									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	17855 REDBUD DR								
Subdivision									
Lot/Block	/	Parcel Size	1.72 - Acres						
Sec/Twn/Rng	13 / 20 / 14 / 3								
Neighborhood	6100 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.20904494 -95.77752638									
PT OF NW SW SW BEG: NE/C NW SW SW; W 180'; S TO N/L OF CO RD SELY ALG RD TO PT 466' S OF NE/C NW SW SW; N TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1749/83	JOHNSON, CECIL J & KRISTI-L	01/31/2006	109,000	YES					
976/260	JIM WALTER HOMES INC	12/13/1994	30,500	No					
976/256	WADE, WILLIAM J	09/15/1994	30,500	No					
973/101	SLATER, C JOE EST	08/04/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2007	Land Value	25,500	17,350	11%	1,909	Assessed	11,530 1,070.68	
Year Frozen	2014	Improvements	128,549	87,464		9,621	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	154,049	104,814		11,530	Total Taxable	10,530 978.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013075	MORITZ, LARRY GENE &	20	135,185	1000	10,530	978.00		
2024	2024-660013075	MORITZ, LARRY GENE &	20	139,590	1000	10,529	952.00		
2023	2023-660013075	MORITZ, LARRY GENE &	20	131,641	1000	10,529	914.00		
2022	2022-660013075	MORITZ, LARRY GENE &	20	120,073	1000	10,530	917.00		
2021	2021-660013075	MORITZ, LARRY GENE &	20	122,610	1000	10,530	926.00		
2020	2020-660013075	MORITZ, LARRY GENE &	20	122,071	1000	10,530	932.00		
2019	2019-660013075	MORITZ, LARRY GENE &	20	111,254	1000	10,530	943.00		
2018	2018-660013075	MORITZ, LARRY GENE &	20	111,711	1000	10,529	937.00		
2017	2017-660013075	MORITZ, LARRY GENE &	20	108,295	1000	10,529	951.00		
2016	2016-660013075	MORITZ, LARRY GENE &	20	105,541	1000	10,530	937.00		
2015	2015-660013075	MORITZ, LARRY GENE &	20	105,670	1000	10,529	941.00		
2014	2014-660013075	MORITZ, LARRY GENE &	20	111,550	1000	10,530	953.00		
2013	2013-660013075	MORITZ, LARRY GENE &	20	106,583	1000	10,194	912.00		



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Lot Data	Acre - UNPLATTED (ACRES)		Primary Image
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	4	
Method	Acre		
Base Lot Value	1.72 x 19,767.44 = 34,000		
Factor Value	-8,500		
Adjustments			
Lot Value	25,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,514 / 1,514
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	136,408	90.10	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.83	Total Misc Impr	+	4,529			
Roofing Adj	+ 4.50	Garage Cost	+				
Subfloor Adj	+ 1.15	Total RCN	=	187,784			
Heat/Cool Adj	+ 11.47	Depreciation ( 43%)	-	80,747			
Plumbing Adj	+ 6.09	Lump Sums	+	6,632			
Basement Adj	+ 0.00	RCNLD	=	113,669			
Adj Base Cost	= 121.04	Lot Value	+	25,500			
Total Area	x 1,514	Indicated Value	=	139,169			
Adjusted Cost	= 183,255	Value Per SqFt		91.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,669		
Lot Value	25,500		
Indicated Value	139,169	91.92	Per SqFt
Agland Value			
Site Improvements	14,880		
Total Value	154,049	101.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31212	192		192	23.59		4,529
WODO	WOOD DECK - OPEN	31213	32x14		448	16.05	55%	3,236
WODC	WOOD DECK - COVERED	133798	12x6		72	47.17		3,396



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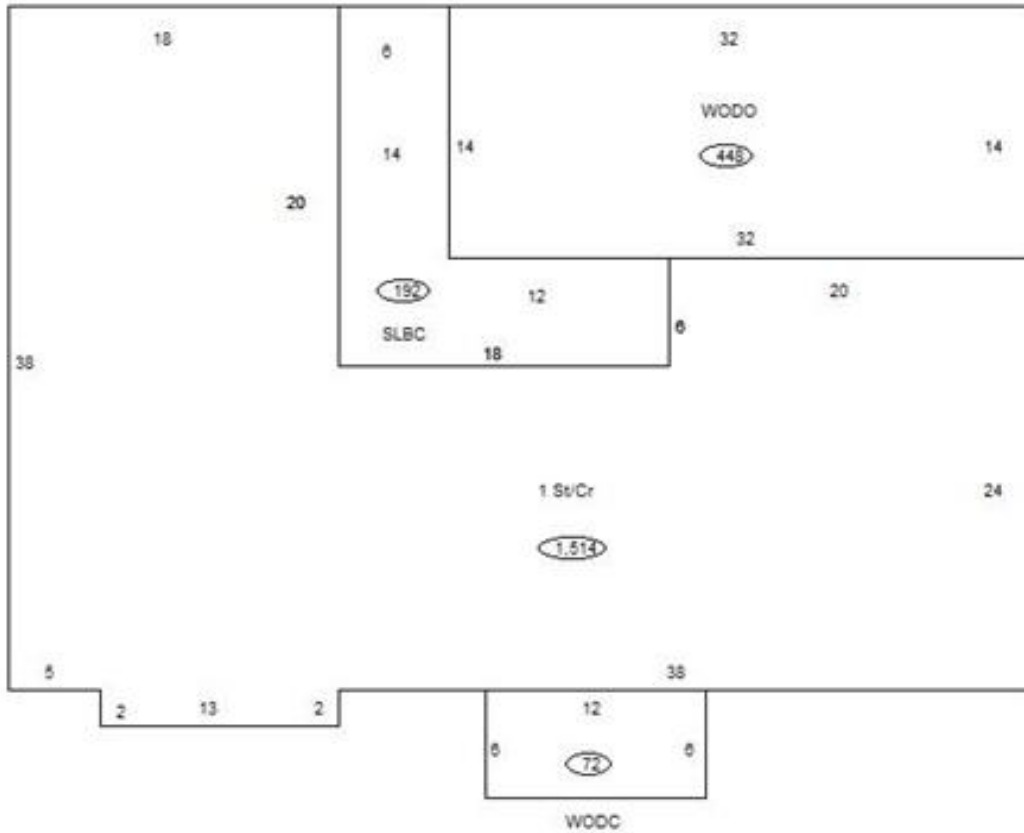
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,514	1.000	1,514
2	M	PRCH		10	SLBC	192	1.000	192
3	M	WODO		10	WODO	448	1.000	448
4	M	WODC		10	WODC	72	1.000	72
<b>Total Building Area</b>						<b>1,514</b>		<b>1,514</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	24x24x8	Concrete	Formed Metal	576	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (30.60 x 576)		17,626		17,626	4,407	13,219
	SHDS	Shed - Small - NCV	8x15x6	Dirt	Galvanized Metal	120	
	Qual	2	Cond 1.5	Year 2010	Eff Age 19		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ 100% Func)</b>		<b>RCNLD</b>
	Base Cost (14.13 x 120)		1,696		1,696	1,696	
	SHDS	Shed - Small - NCV	8x8x6	Plank	Galvanized Metal	64	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ 100% Func)</b>		<b>RCNLD</b>
	Base Cost (24.95 x 64)		1,597		1,597	1,597	
	SHDS	Shed - Small	16x12x6	Plank	Formed Metal	192	
	Qual	2	Cond 3.5	Year 2000	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (19.66 x 192)		3,775		3,775	2,114	1,661