



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	660013602				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-10\IMG_000 8/10/2021</p>				
Parcel ID	20N14E-14-4-00000-000-0000								
Cadastral ID	14-20-14-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	289517								
MESSER, MICHAEL R &									
ROBYN R									
17550 REDBUD DR									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	17550 REDBUD DR								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	14 / 20 / 14 / 4								
Neighborhood	6100 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.20748746 -95.78086284									
W 330', E 580', N 330' SE SE SE									
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					
1701/320	GROAT, DOYLE E & LINDA F	07/29/2005	385,000	YES					
1253/308	MCAFEE, GEORGIA ELLEN &	10/18/2000	365,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2006	Land Value	469	469	11%	52	Assessed	18,080	
Year Frozen	0	Improvements	192,968	163,891		18,028	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	193,437	164,360		18,080	Total Taxable	17,080	
								1,586.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013602	MESSER, MICHAEL R &	20	159,573	1000	16,553	1,537.00		
2024	2024-660013602	MESSER, MICHAEL R &	20	169,989	1000	17,699	1,601.00		
2023	2023-660013602	MESSER, MICHAEL R &	20	178,140	1000	18,596	1,614.00		
2022	2022-660013602	MESSER, MICHAEL R &	20	181,652	1000	18,982	1,652.00		
2021	2021-660013602	MESSER, MICHAEL R &	20	192,277	1000	20,151	1,773.00		
2020	2020-660013602	MESSER, MICHAEL R &	20	188,657	1000	19,753	1,748.00		
2019	2019-660013602	MESSER, MICHAEL R &	20	183,906	1000	19,230	1,723.00		
2018	2018-660013602	MESSER, MICHAEL R &	20	190,476	1000	19,772	1,760.00		
2017	2017-660013602	MESSER, MICHAEL R &	20	188,523	1000	19,167	1,731.00		
2016	2016-660013602	MESSER, MICHAEL R &	20	182,938	1000	18,580	1,653.00		
2015	2015-660013602	MESSER, MICHAEL R &	20	176,886	1000	18,009	1,610.00		
2014	2014-660013602	MESSER, MICHAEL R &	20	183,729	1000	17,456	1,579.00		
2013	2013-660013602	MESSER, MICHAEL R &	20	173,247	1000	16,918	1,514.00		




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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,030 / 2,930
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,030
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,040 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1973 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	82.00	Total Misc Impr	+ 20,841				
Roofing Adj	+ 2.64	Garage Cost	+ 28,434				
Subfloor Adj	+ 0.00	Total RCN	= 343,359				
Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 161,379				
Plumbing Adj	+ 5.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 181,980				
Adj Base Cost	= 100.37	Lot Value	+ 181,980				
Total Area	x 2,930	Indicated Value	= 181,980				
Adjusted Cost	= 294,084	Value Per SqFt	62.11				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,980		
Lot Value			
Indicated Value	181,980	62.11	Per SqFt
Agland Value	469		
Site Improvements	10,988		
Total Value	193,437	66.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	32595	26x10		260	20.48		5,325
PATO	Patio - Open	32596	24x9		216	9.17		1,981
PRCH	SLAB PORCH - COVERED	32597	7x6		42	21.16		889
PATO	SLAB PORCH - OPEN	32598	820		820	7.67		6,289
PATO	SLAB PORCH - OPEN	32599	17x11		187	9.52		1,780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (27.79 x 96)		2,668		2,668	987	1,681
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (27.79 x 96)		2,668		2,668	987	1,681
	SHDS	Shed - Small	18x14x8	Plank	Composition Shingle	252	
	Qual	1	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
	Base Cost (14.92 x 252)		3,760		3,760	2,444	1,316
	WODC	Wood Deck - Covered ON SHDS	6x14x8	Plank	Composition Shingle	84	
	Qual	4	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
	Base Cost (55.67 x 84)		4,676		4,676	3,180	1,496
	SPLG	Swimming Pool - In Ground VINYL	0x0x0	Base		459	
	Qual	3	Cond 3	Year 1973	Eff Age 40		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (52.44 x 459)		24,070		24,070	19,256	4,814



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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
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	2.500	188	188	469	469
IMP PST Totals						2.500			469	469
Total Agland						2.500			469	469