



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	660013614				<p>660013614_003.JPG 9/23/2025</p>									
Parcel ID	20N14E-14-4-00000-000-0000													
Cadastral ID	14-20-14-01400													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	309446													
POORBOY, SANFORD LEE JR & JENNIFER LYNN POORBOY														
17360 REDBUD DR CATOOSA OK 74015-0000														
Parcel Location														
Situs	17360 REDBUD DR													
Subdivision														
Lot/Block	/	Parcel Size	3.11 - Acres											
Sec/Twn/Rng	14 / 20 / 14 / 4													
Neighborhood	6100 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.21224691 -95.78338753														
TR IN NW NE SE, BEG: 210.35' S NW/C; S 390.42'; E 439.15' TO C/L CO RD; NWLY ALG LINE 417. 40'; W 291.49' TO POB														
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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2316/800	POORBOY, ANNA C	04/05/2013	0	4					
					830/736			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	0	Land Value	33,120	22,960	11%	2,526	Assessed	6,708	622.90					
Year Frozen	2005	Improvements	76,672	38,017		4,182	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	109,792	60,977		6,708	Total Taxable	5,708	530.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660013614	POORBOY, SANFORD LEE JR &			20	108,538	1000	5,512	512.00					
2024	2024-660013614	POORBOY, SANFORD LEE JR &			20	105,628	1000	5,323	482.00					
2023	2023-660013614	POORBOY, SANFORD LEE JR &			20	102,255	1000	5,138	446.00					
2022	2022-660013614	POORBOY, SANFORD LEE JR &			20	105,755	1000	4,960	432.00					
2021	2021-660013614	POORBOY, SANFORD LEE JR &			20	104,316	1000	4,786	421.00					
2020	2020-660013614	POORBOY, SANFORD LEE JR &			20	104,305	1000	4,618	409.00					
2019	2019-660013614	POORBOY, SANFORD LEE JR &			20	95,334	1000	4,454	399.00					
2018	2018-660013614	POORBOY, SANFORD LEE JR &			20	96,265	1000	4,295	382.00					
2017	2017-660013614	POORBOY, SANFORD LEE JR &			20	95,657	1000	4,141	374.00					
2016	2016-660013614	POORBOY, SANFORD LEE JR &			20	93,810	1000	3,991	355.00					
2015	2015-660013614	POORBOY, SANFORD LEE JR &			20	91,563	1000	3,846	344.00					
2014	2014-660013614	POORBOY, SANFORD LEE JR &			20	94,093	0	4,705	426.00					
2013	2013-660013614	POORBOY, SANFORD LEE JR &			20	92,938	2000	2,481	222.00					



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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	3.11 x 14,199.36 = 44,160		
Factor Value	-11,040		
Adjustments			
Lot Value	33,120		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,316 / 1,316
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 51



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	76,148	57.86	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	103.67	Total Misc Impr	+	11,543	
Roofing Adj	+ 3.99	Garage Cost	+		
Subfloor Adj	+ 2.31	Total RCN	=	182,465	
Heat/Cool Adj	+ 10.30	Depreciation (60%)	-	109,479	
Plumbing Adj	+ 9.61	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	72,986	
Adj Base Cost	= 129.88	Lot Value	+	33,120	
Total Area	x 1,316	Indicated Value	=	106,106	
Adjusted Cost	= 170,922	Value Per SqFt		80.63	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,986		
Lot Value	33,120		
Indicated Value	106,106	80.63	Per SqFt
Agland Value			
Site Improvements	3,686		
Total Value	109,792	83.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32617	8x4		32	21.19		678
PRCH	SLAB PORCH - COVERED	32618	39x14		546	19.90		10,865



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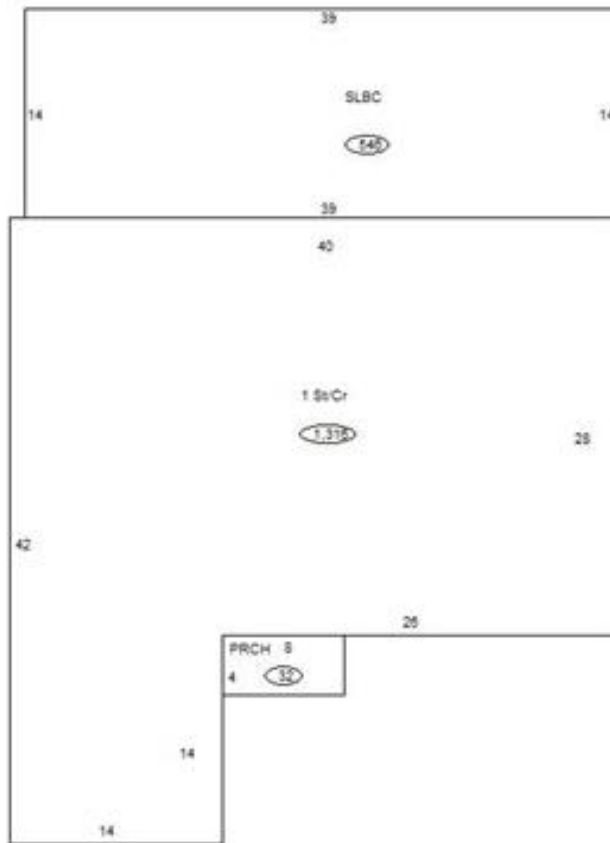
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Sketch Image

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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	1,316	1.000	1,316
2	M	PRCH		10	PRCH	32	1.000	32
3	M	PRCH		10	SLBC	546	1.000	546
Total Building Area						1,316		1,316



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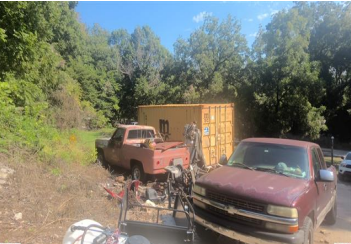
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x6	Plank	Composition Shingle	200
	Qual	4.5	Cond 5	Year 1994	Eff Age 14	
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (26.33 x 200)	5,266		5,266	2,580
	SHIP	Shipping/Storage Container	8x20x8	Base		160
	Qual	0	Cond	Year 0	Eff Age 0	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
		Base Cost (6.25 x 160)	1,000		1,000	1,000