




# 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	660013622				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-10\IMG_001; 8/10/2021</p>				
Parcel ID	20N14E-14-4-00000-000-0000								
Cadastral ID	14-20-14-02200								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	325586								
MORRIS, ANDREW RUSSELL & MORGAN ASHLEY									
17500 REDBUD DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	17500 REDBUD DR								
Subdivision									
Lot/Block	/	Parcel Size	7.19 - Acres						
Sec/Twn/Rng	14 / 20 / 14 / 4								
Neighborhood	6100 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.20861323 -95.78260721									
TR COMM NE/C N2 SE SE, N87-44-12W ALG N/L 591.06'; S01-13-22W 657.66' TO POB; N87-36-37W ALG S/L 729.54'; N01-11-04E 208.76'; S87 36-37E 729.67'; S01-13-22W 208.76' TO POB CONT 3.5 AC M/L AND TR FOR ROADWAY PURPOSES BEG SE/C SE NE SE, N87-44-12W 591.06' TO POB; S01-13-22W 448.90' TO A POINT 208.76' N OF S LN NE					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SADLER, JENNIFER	09/07/2018	165,000	YES
H	Homestead	No	1,000		2552/944	SELLNO, GARY & IDONA SELLNO	05/25/2016	148,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax
Remove Cap	2019	Land Value	68,640	68,640	11%	7,550	Assessed	20,844	1,935.57
Year Frozen	2005	Improvements	138,596	120,859		13,294	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	207,236	189,499		20,844	Total Taxable	19,844	1,843.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013622	MORRIS, ANDREW RUSSELL &			20	185,898	1000	19,237	1,786.00
2024	2024-660013622	MORRIS, ANDREW RUSSELL &			20	183,612	1000	18,648	1,687.00
2023	2023-660013622	MORRIS, ANDREW RUSSELL &			20	176,711	1000	18,076	1,569.00
2022	2022-660013622	MORRIS, ANDREW RUSSELL &			20	168,369	1000	17,520	1,525.00
2021	2021-660013622	MORRIS, ANDREW RUSSELL &			20	179,385	1000	18,647	1,641.00
2020	2020-660013622	MORRIS, ANDREW RUSSELL &			20	180,310	1000	18,074	1,599.00
2019	2019-660013622	MORRIS, ANDREW RUSSELL &			20	168,350	1000	17,518	1,569.00
2018	2018-660013622	MORRIS, ANDREW RUSSELL &			20	150,092	1000	15,511	1,381.00
2017	2017-660013622	SADLER, JENNIFER			20	148,826	0	16,371	1,478.00
2016	2016-660013622	SADLER, JENNIFER			20	170,076	1000	8,080	719.00
2015	2015-660013622	SELLNO, GARY & IDONA SELLNO			20	169,078	1000	8,080	722.00
2014	2014-660013622	SELLNO, GARY & IDONA SELLNO			20	173,641	1000	8,080	731.00
2013	2013-660013622	SELLNO, GARY & IDONA SELLNO			20	167,978	1000	8,080	723.00



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Lot Data		Acre - UNPLATTED (ACRES)		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-8-10\IMG_001: 8/10/2021		
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY 3							
Method	Acre							
Base Lot Value	7.19 x 9,546.59 = 68,640							
Factor Value								
Adjustments								
Lot Value	68,640							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	70% Veneer, Masonry 30% Frame, Plywood or Ha							
Base/Total Area	1,880 / 1,880							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,880							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	864 Detached Garage - Finished							
Remodel								
Year/Eff Age	1978 / 36							
Cost Approach		Manual : 01/2025						
Base Cost	93.97	Total Misc Impr	+ 2,866					
Roofing Adj	+ 4.09	Garage Cost	+ 31,121					
Subfloor Adj	+ -1.06	Total RCN	= 251,992					
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	- 113,396					
Plumbing Adj	+ 7.49	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 138,596					
Adj Base Cost	= 115.96	Lot Value	+ 68,640					
Total Area	x 1,880	Indicated Value	= 207,236					
Adjusted Cost	= 218,005	Value Per SqFt	110.23					
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	138,596							
Lot Value	68,640							
Indicated Value	207,236	110.23	Per SqFt					
Agland Value								
Site Improvements								
Total Value	207,236	110.23	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32628	12x10		120	23.88		2,866



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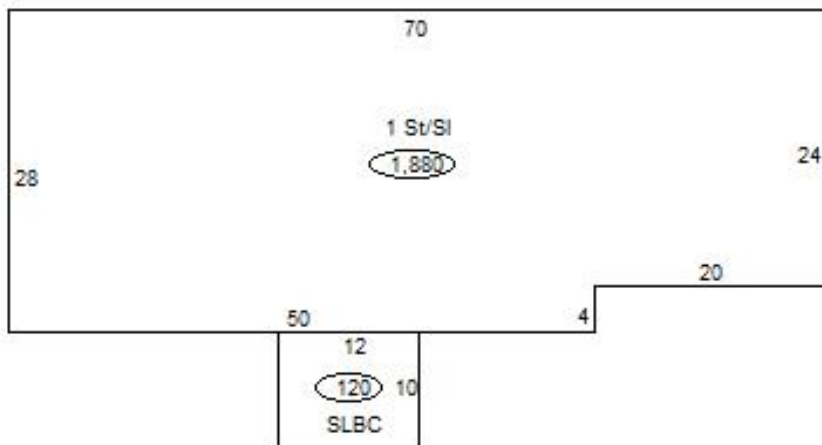
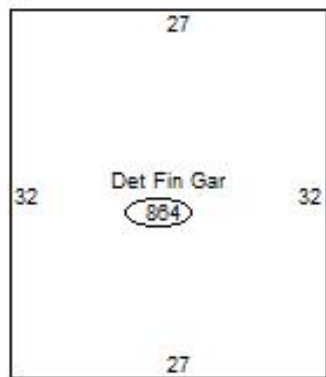
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,880	1.000	1,880
2	M	PRCH		20	SLBC	120	1.000	120
3	G	6		20	Det Fin Gar	864	1.000	864
<b>Total Building Area</b>						<b>1,880</b>		<b>1,880</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	STG FAIR (PORTABLE)	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x )						