



# 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	660013623				<p>660013623_004.JPG 9/23/2025</p>				
Parcel ID	20N14E-14-1-00000-000-0000								
Cadastral ID	14-20-14-02300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	315402								
WEST, DOUGLAS A & JEANNE M TRUST									
PO BOX 427 CATOOSA OK 74015-0427									
Parcel Location									
Situs	17065 REDBUD DR								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	14 / 20 / 14 / 1								
Neighborhood	6100 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.21967820 -95.78728132									
Building Permits									
NW NW NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2478/398	WEST, JOYCE WAGNER TEST TRUST	06/08/2015	0	4
					1685/63	WEST, JOYCE C ESTATE	04/20/2005	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	0	Land Value	1,045	1,045	11%	Assessed	9,063	841.59	
Year Frozen	0	Improvements	86,935	81,341		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-93.00	
TIF Project ID	0	Total Value	87,980	82,386		Total Taxable	8,063	749.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013623	WEST, DOUGLAS A & JEANNE M	20	84,995	1000	7,798	724.00		
2024	2024-660013623	WEST, DOUGLAS A & JEANNE M	20	82,531	1000	7,542	682.00		
2023	2023-660013623	WEST, DOUGLAS A & JEANNE M	20	75,397	1000	7,294	633.00		
2022	2022-660013623	WEST, DOUGLAS A & JEANNE M	20	77,138	1000	7,485	652.00		
2021	2021-660013623	WEST, DOUGLAS A & JEANNE M	20	76,137	0	8,375	737.00		
2020	2020-660013623	WEST, DOUGLAS A & JEANNE M	20	74,711	0	8,218	727.00		
2019	2019-660013623	WEST, DOUGLAS A & JEANNE M	20	74,389	0	8,183	733.00		
2018	2018-660013623	WEST, DOUGLAS A & JEANNE M	20	80,175	0	8,170	727.00		
2017	2017-660013623	WEST, DOUGLAS A & JEANNE M	20	79,406	0	7,932	716.00		
2016	2016-660013623	WEST, DOUGLAS A & JEANNE M	20	77,092	0	7,701	685.00		
2015	2015-660013623	WEST, DOUGLAS A & JEANNE M	20	75,319	0	7,477	668.00		
2014	2014-660013623	WEST, JOYCE WAGNER TEST TRUST	20	76,922	0	7,259	657.00		
2013	2013-660013623	WEST, JOYCE WAGNER TEST TRUST	20	73,175	0	7,048	631.00		



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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 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,436 / 2,024
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,436
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

Cost Approach		Manual : 01/2025	
Base Cost	77.80	Total Misc Impr	+ 5,694
Roofing Adj	+ 2.91	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 199,269
Heat/Cool Adj	+ 10.30	Depreciation ( 58%)	- 115,576
Plumbing Adj	+ 4.63	Lump Sums	+ 1,850
Basement Adj	+ 0.00	RCNLD	= 85,543
Adj Base Cost	= 95.64	Lot Value	+
Total Area	x 2,024	Indicated Value	= 85,543
Adjusted Cost	= 193,575	Value Per SqFt	42.26

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	

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	85,543	
Lot Value		
Indicated Value	85,543	42.26 Per SqFt
Agland Value	1,045	
Site Improvements	1,392	
Total Value	87,980	43.47 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
PATO	SLAB PORCH - OPEN	32630	11x10		110	10.15		1,117
WODO	Wood Deck - Open	173670	8x6		48	26.51		1,272
WODC	Wood Deck - Covered	173671	6x2		12	48.18		578



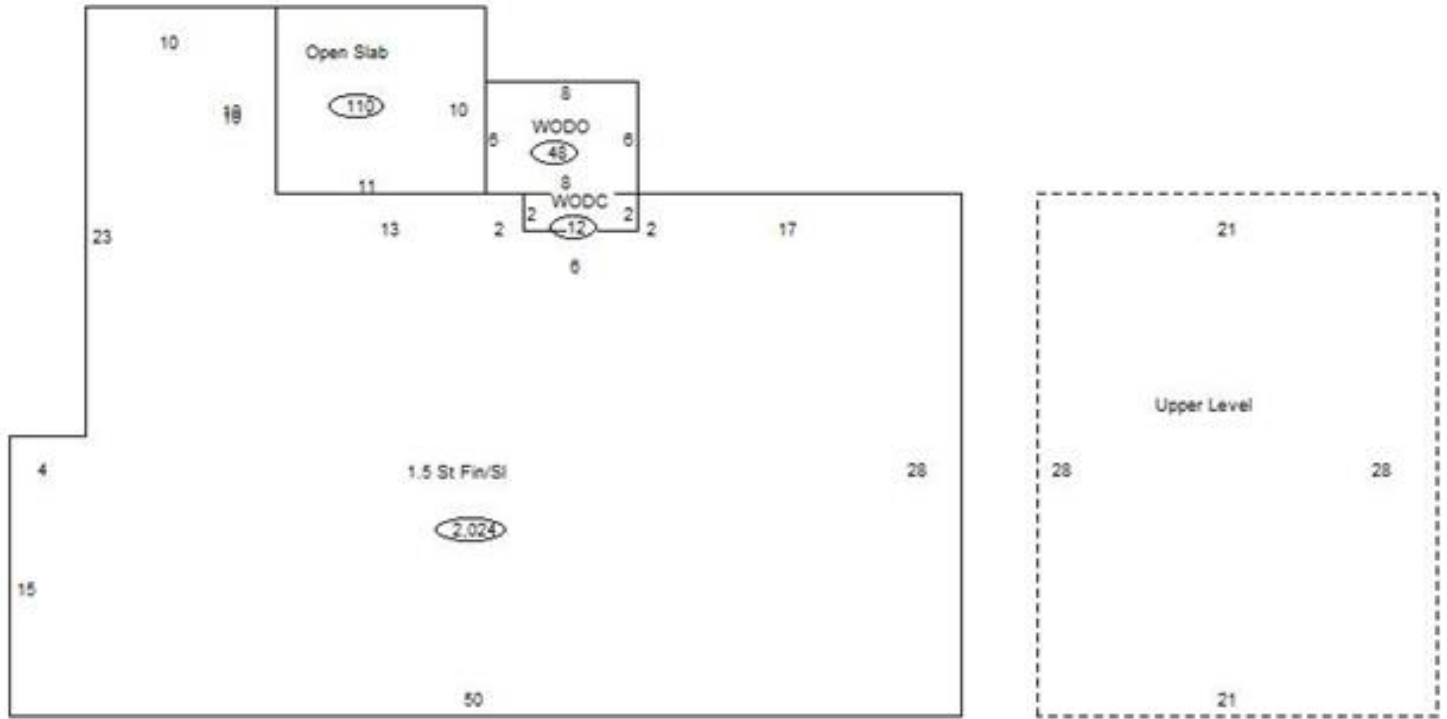
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,436	1.409	2,024
2	M	PATO		10	Open Slab	110	1.000	110
3	U	^UL	Overhang	10	Upper Level	588	1.000	588
4	M	WODO		10	WODO	48	1.000	48
5	M	WODC		10	WODC	12	1.000	12
<b>Total Building Area</b>						1,436		2,024



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CNV	Cellar No Value	0x0x0	Concrete		391
	Qual 3	Cond 3	Year 2010	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x 391)						
	CPDT	Carport - Detached	20x20x8	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2005	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.70 x 400)		3,480		3,480	2,088	1,392



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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
RS	ROUGH STONY LAND	TMBR	20		0	6.000	36	36	216	216
SUB	SUMMIT SILTY CLAY LOAM 1-	TMBR	78		0	1.000	140	140	140	140
<b>TMBR Totals</b>						7.000			356	356
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	2.000	218	218	437	437
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	1.000	252	252	252	252
<b>IMP PST Totals</b>						3.000			689	689
<b>Total Agland</b>						10.000			1,045	1,045