



# 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	660014939				<p>\\tsclient\C\Users\rln\Pictures\2018-09-04\IMG_0001.JPG 9/4/2018</p>									
Parcel ID	21N15E-16-1-00000-000-0000													
Cadastral ID	16-21-15-01100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	268933													
LITZELL, EARL L & LAURA														
94 CLOVER CT PRYOR OK 74361-0000														
Parcel Location														
Situs	06766 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size 2.08 - Acres												
Sec/Twn/Rng	16 / 21 / 15 / 1													
Neighborhood	6070 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.30617130 -95.70993731														
ALL NE NW NE, S & W HWY 20 LESS W 132' & LESS TR BEG SE/ C W 310'; N 38-50 E 324.8' TO S/L HWY 20, SELY ALG HWY TO E/L NE NW NE, S 177' TO POB LESS STRIP TO ODOT FOR HWY 20 TOTAL ROW DESC 2018-013659 AS BEG 794.31' N88.4025E NW/C NE; N88.4025E 107.73'; SELY CURVE R CHORD BEARING S47.5802E RADIUS 461.70' ARC DIST														
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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1122/154	PERRY, ATHENA CAPELLO	06/30/1998	40,000	Yes					
					812/222			32,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax						
Remove Cap	1999	Land Value	47,339	34,561	11%	3,802	Assessed	5,379	556.39					
Year Frozen	0	Improvements	26,104	14,334		1,577	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	73,443	48,895		5,379	Total Taxable	5,379	556.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660014939	LITZELL, EARL L & LAURA			23	72,034	0	5,123	530.00					
2024	2024-660014939	LITZELL, EARL L & LAURA			23	73,971	0	4,878	511.00					
2023	2023-660014939	LITZELL, EARL L & LAURA			23	60,045	0	4,646	469.00					
2022	2022-660014939	LITZELL, EARL L & LAURA			23	49,423	0	4,426	448.00					
2021	2021-660014939	LITZELL, EARL L & LAURA			23	56,578	0	4,215	431.00					
2020	2020-660014939	LITZELL, EARL L & LAURA			23	56,236	0	4,014	412.00					
2019	2019-660014939	LITZELL, EARL L & LAURA			23	50,216	0	3,823	397.00					
2018	2018-660014939	LITZELL, EARL L & LAURA			23	50,407	0	3,640	376.00					
2017	2017-660014939	LITZELL, EARL L & LAURA			23	47,933	0	5,273	551.00					
2016	2016-660014939	LITZELL, EARL L & LAURA			23	47,399	0	5,214	538.00					
2015	2015-660014939	LITZELL, EARL L & LAURA			23	47,785	0	5,257	545.00					
2014	2014-660014939	LITZELL, EARL L & LAURA			23	47,944	0	5,274	552.00					
2013	2013-660014939	LITZELL, EARL L & LAURA			23	47,976	0	5,215	541.00					



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Lot Data		Square-Foot - UNPLATTED (ACRES)	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.0559		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	89,554.00 x .53 =	47,339	
Factor Value			
Adjustments	1.0000		
Lot Value	47,339		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,312 / 1,312
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 99

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	53,852	41.05	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	84.78	Total Misc Impr	+ 1,142
Roofing Adj	+ 3.92	Garage Cost	+ 0
Subfloor Adj	+ 2.32	Total RCN	= 130,518
Heat/Cool Adj	+ 0.73	Depreciation ( 80%)	- 104,414
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 26,104
Adj Base Cost	= 98.61	Lot Value	+ 47,339
Total Area	x 1,312	Indicated Value	= 73,443
Adjusted Cost	= 129,376	Value Per SqFt	55.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	26,104		
Lot Value	47,339		
Indicated Value	73,443	55.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	73,443	55.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35793	56		56	20.39		1,142



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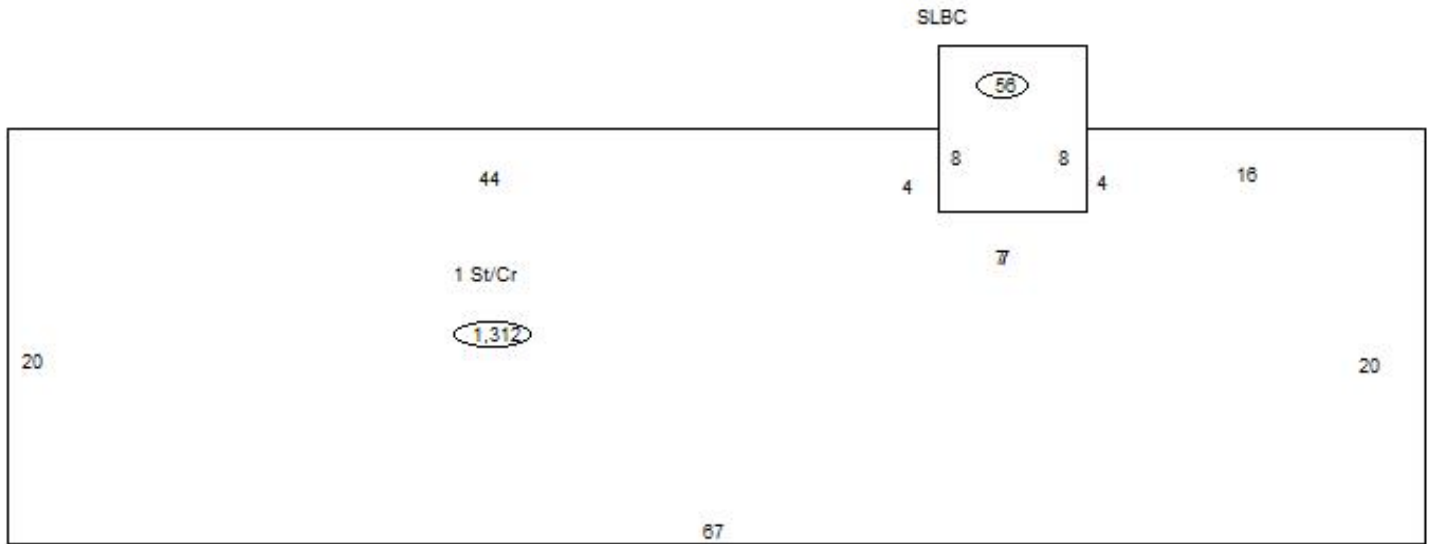
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### Sketch Image

660014939



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,312	1.000	1,312
2	M	PRCH		10	SLBC	56	1.000	56
<b>Total Building Area</b>						1,312		1,312