



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 660017137 Parcel ID 000000-00-0-20010-004-0007 Cadastral ID 19-20-15-01600 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 268685 ANDERSON, GENE & ALENE LIFE EST 111 W RICE CATOOSA OK 74015-0000 Parcel Location Situs 00111 W RICE Subdivision CATOOSA O T Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1184 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-5\IMG_000! 10/7/2021</p>														
Legal Description Lat/Long: 36.19312955 -95.74621688																			
E2 LOT 7 & E2 LOT 8 BLOCK 4 CATOOSA O T					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										
H	Homestead	Yes	1,000	1,000	1116/427	PATTON, WANDA FAYE YOUNG	06/11/1998	40,000	Yes										
					1115/830	WADSWORTH, CHARLES L &-DONNA	06/04/1998	4,000	No										
Parcel Valuation					Assessment History														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	1999	Land Value	59,985	21,559	11%	2,371	Assessed	5,096	543.54										
Year Frozen	2005	Improvements	68,922	24,771		2,725	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0	Total Value	128,907	46,330		5,096	Total Taxable	4,096	437.00										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017137	ANDERSON, GENE & ALENE			1	116,069	1000	4,097	437.00										
2024	2024-660017137	ANDERSON, GENE & ALENE			1	109,936	1000	4,096	432.00										
2023	2023-660017137	ANDERSON, GENE & ALENE			1	58,644	1000	4,096	420.00										
2022	2022-660017137	ANDERSON, GENE & ALENE			1	59,790	1000	4,096	411.00										
2021	2021-660017137	ANDERSON, GENE & ALENE			1	59,627	1000	4,096	360.00										
2020	2020-660017137	ANDERSON, GENE & ALENE			1	59,588	1000	4,096	363.00										
2019	2019-660017137	ANDERSON, GENE & ALENE			1	56,582	1000	4,097	368.00										
2018	2018-660017137	ANDERSON, GENE & ALENE			1	61,495	1000	4,097	366.00										
2017	2017-660017137	ANDERSON, GENE & ALENE			1	60,947	1000	4,096	370.00										
2016	2016-660017137	ANDERSON, GENE & ALENE			1	59,341	1000	4,096	364.00										
2015	2015-660017137	ANDERSON, GENE & ALENE			1	57,960	1000	4,096	366.00										
2014	2014-660017137	ANDERSON, GENE & ALENE			1	60,175	1000	4,096	371.00										
2013	2013-660017137	ANDERSON, GENE & ALENE			1	58,031	1000	4,097	367.00										



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.459		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	19,995.00 x 3.00 = 59,985		
Factor Value			
Adjustments	1.0000		
Lot Value	59,985		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,196 / 1,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	264 Carport - Gable Roof
Remodel	
Year/Eff Age	1958 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	96,491	80.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	95,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.64	Total Misc Impr	+ 3,326				
Roofing Adj	+ 4.01	Garage Cost	+ 1,727				
Subfloor Adj	+ 2.31	Total RCN	= 135,955				
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 74,775				
Plumbing Adj	+ 4.19	Lump Sums	+ 1,418				
Basement Adj	+ 0.00	RCNLD	= 62,598				
Adj Base Cost	= 109.45	Lot Value	+ 59,985				
Total Area	x 1,196	Indicated Value	= 122,583				
Adjusted Cost	= 130,902	Value Per SqFt	102.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,598		
Lot Value	59,985		
Indicated Value	122,583	102.49	Per SqFt
Agland Value			
Site Improvements	6,324		
Total Value	128,907	107.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41306	20x8		160	20.79		3,326
WODO	WOOD DECK - OPEN	41307	14x12		168	21.10	60%	1,418



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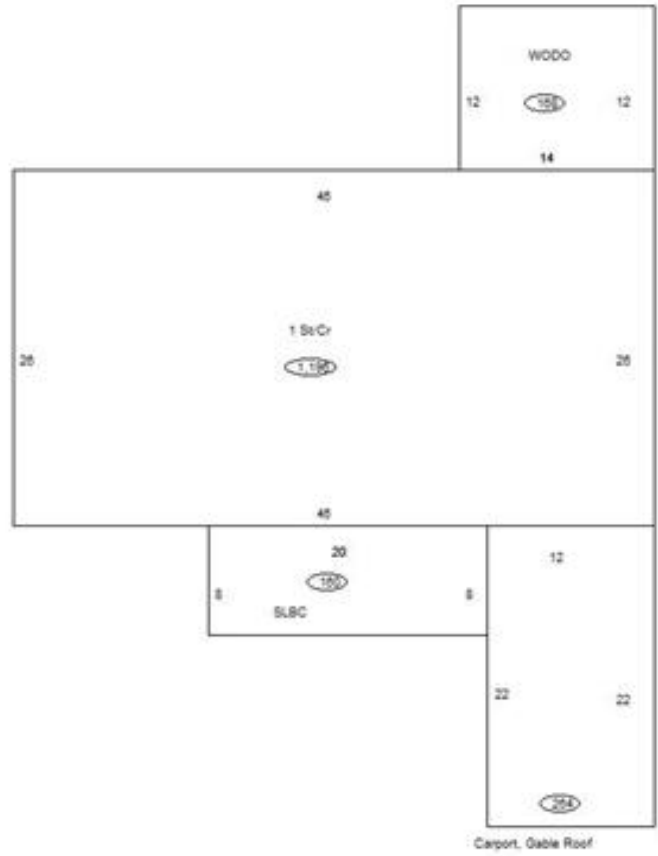
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Sketch Image

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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	1,196	1.000	1,196
2	M	PRCH		10	SLBC	160	1.000	160
3	M	WODO		10	WODO	168	1.000	168
4	G	3		10	Carport, Gable Roof	264	1.000	264
Total Building Area						1,196		1,196



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x6	Plank	Composition Shingle	48
	Qual	3	Cond 3	Year 2021	Eff Age 4	

Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (36.45 x 48)	1,750		1,750	333	1,417

	LNT0	Lean To - Attached	18x10x0	Base	Formed Metal	180
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (9.02 x 180)	1,624		1,624	1,121	503

	SHDS	Shed - Small	22x28x6	Concrete	Composition Shingle	616
	Qual	5	Cond 5	Year 1970	Eff Age 25	

Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD
Base Cost (22.34 x 616)	13,761		13,761	9,357	4,404