




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	660017139				 <p>\\tsclient\C\Users\rln\Pictures\2017-05-31 05-31-17\05-31-17 052.J 6/1/2017</p>				
Parcel ID	000000-00-0-20010-005-0002								
Cadastral ID	19-20-15-01620								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	253211								
TOLMAN-BRADLEY, E CAROLYN									
PO BOX 493 CATOOSA OK 74015-0000									
Parcel Location									
Situs	00321 N SHAWNEE ST								
Subdivision	CATOOSA O T								
Lot/Block	0002 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description	Lat/Long: 36.19464653 -95.74685363				Building Permits				
LOT 2 BLOCK 5 CATOOSA O T					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	883/603	SECRETARY OF VETERAN-AFFAIRS	06/01/1992	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	32,904	6,256	11%	688	Assessed	6,520	695.42
Year Frozen	0	Improvements	74,299	53,014		5,832	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	107,203	59,270	6,520	Total Taxable	5,520	589.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660017139	TOLMAN-BRADLEY, E CAROLYN			1	98,837	1000	5,329	568.00
2024	2024-660017139	TOLMAN-BRADLEY, E CAROLYN			1	109,681	1000	5,146	543.00
2023	2023-660017139	TOLMAN-BRADLEY, E CAROLYN			1	77,125	1000	4,966	510.00
2022	2022-660017139	TOLMAN-BRADLEY, E CAROLYN			1	77,157	1000	4,793	481.00
2021	2021-660017139	TOLMAN-BRADLEY, E CAROLYN			1	82,390	1000	4,624	407.00
2020	2020-660017139	TOLMAN-BRADLEY, E CAROLYN			1	82,846	1000	4,461	395.00
2019	2019-660017139	BRADLEY, ROBERT JAMES			1	78,644	1000	4,301	386.00
2018	2018-660017139	BRADLEY, ROBERT JAMES			1	83,112	1000	4,147	370.00
2017	2017-660017139	BRADLEY, ROBERT JAMES			1	82,191	1000	3,998	361.00
2016	2016-660017139	BRADLEY, ROBERT JAMES			1	79,001	1000	3,852	343.00
2015	2015-660017139	BRADLEY, ROBERT JAMES			1	77,167	1000	3,711	332.00
2014	2014-660017139	BRADLEY, ROBERT JAMES			1	80,337	1000	3,573	323.00
2013	2013-660017139	BRADLEY, ROBERT JAMES			1	78,185	1000	3,440	308.00



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2518		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,968.00 x 3.00 = 32,904		
Factor Value			
Adjustments	1.0000		
Lot Value	32,904		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,170 / 1,170
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	840 Detached Garage - Finished
Remodel	
Year/Eff Age	1956 / 53

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	141,218 120.70 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	70,110 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	71,898
Lot Value	32,904
Indicated Value	104,802 89.57 Per SqFt
Agland Value	
Site Improvements	2,401
Total Value	107,203 91.63 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.30	Total Misc Impr	+	19,376
Roofing Adj	+ 4.04	Garage Cost	+	23,814
Subfloor Adj	+ 2.34	Total RCN	=	176,558
Heat/Cool Adj	+ 10.30	Depreciation (61%)	-	107,700
Plumbing Adj	+ 8.01	Lump Sums	+	3,040
Basement Adj	+ 0.00	RCNLD	=	71,898
Adj Base Cost	= 113.99	Lot Value	+	32,904
Total Area	x 1,170	Indicated Value	=	104,802
Adjusted Cost	= 133,368	Value Per SqFt		89.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	41313	12x5		60	10.24		614
EPSW	ENCLOSED PORCH - SOLID WALL	41314	22x16		352	53.30		18,762
WODO	WOOD DECK - OPEN	41315	16x5		80	25.07	30%	1,404
WODO	WOOD DECK - OPEN	41316	12x8		96	24.35	30%	1,636

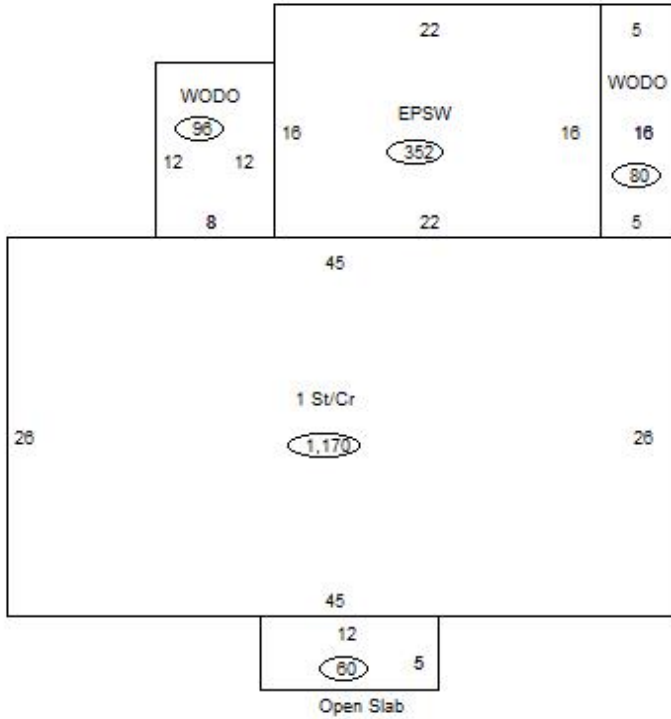


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,170	1.000	1,170
2	M	PATO		13	Open Slab	60	1.000	60
3	M	EPSW		13	EPSW	352	1.000	352
4	M	WODO		13	WODO	80	1.000	80
5	M	WODO		13	WODO	96	1.000	96
6	G	6		13	Det Fin Gar	840	1.000	840
Total Building Area						1,170		1,170



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual	3	Cond	3	Year	2024
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	267
				2,401