



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	660017149			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-5\IMG_003' 10/7/2021</p>						
Parcel ID	000000-00-0-20010-005-0012									
Cadastral ID	19-20-15-01720									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	321792									
PURSER, ROBERT & RACHAEL										
312 N CROMWELL ST CATOOSA OK 74015-0000										
Parcel Location										
Situs	00312 N CROMWELL ST									
Subdivision	CATOOSA O T									
Lot/Block	0012 / 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: 36.19415642 -95.74745725				Building Permits						
LOTS 12 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	No	1,000		2643/241	STAPP, TED & CATHY	06/08/2017	82,000	YES	
H	Homestead	No	1,000		2336/931	KAJA HOLDINGS LLC	06/24/2013	24,000	YES	
					2317/646	FEDERAL NATIONAL MORT ASSOC	03/22/2013	0	3	
					2295/43	MARTIN, AMIE MONETTE	12/20/2012	0	10	
					1357/809	NEWTON, GENE & IRENE	02/19/2002	52,000	YES	
					1016/661	NEWTON, W M	02/22/1996	0	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2018	Land Value	36,288	25,759	11%	2,833	Assessed	11,477	1,224.14	
Year Frozen	0	Improvements	87,819	78,583		8,644	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	124,107	104,342		11,477	Total Taxable	11,477	1,224.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660017149	PURSER, ROBERT & RACHAEL			1	111,130	0	10,932	1,166.00	
2024	2024-660017149	PURSER, ROBERT & RACHAEL			1	119,464	0	10,411	1,098.00	
2023	2023-660017149	PURSER, ROBERT & RACHAEL			1	90,136	0	9,915	1,018.00	
2022	2022-660017149	PURSER, ROBERT & RACHAEL			1	91,156	0	9,640	968.00	
2021	2021-660017149	PURSER, ROBERT & RACHAEL			1	83,470	0	9,181	808.00	
2020	2020-660017149	PURSER, ROBERT & RACHAEL			1	82,823	0	9,084	805.00	
2019	2019-660017149	PURSER, ROBERT & RACHAEL			1	78,649	0	8,651	777.00	
2018	2018-660017149	PURSER, ROBERT & RACHAEL			1	81,464	0	8,961	800.00	
2017	2017-660017149	PURSER, ROBERT & RACHAEL			1	27,787	1000	2,057	186.00	
2016	2016-660017149	STAPP, TED & CATHY			1	27,101	1000	1,981	176.00	
2015	2015-660017149	STAPP, TED & CATHY			1	26,822	1000	1,950	174.00	
2014	2014-660017149	STAPP, TED & CATHY			1	27,005	0	2,971	269.00	
2013	2013-660017149	STAPP, TED & CATHY			1	37,069	0	3,313	297.00	



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2777		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	12,096.00 x 3.00 = 36,288		
Factor Value			
Adjustments	1.0000		
Lot Value	36,288		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1957 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	70,618	71.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	9,300		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.77	Total Misc Impr	+ 21,055
Roofing Adj	+ 4.83	Garage Cost	+
Subfloor Adj	+ 1.27	Total RCN	= 136,557
Heat/Cool Adj	+ 1.84	Depreciation (38%)	- 51,892
Plumbing Adj	+ 5.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 84,665
Adj Base Cost	= 117.38	Lot Value	+ 36,288
Total Area	x 984	Indicated Value	= 120,953
Adjusted Cost	= 115,502	Value Per SqFt	122.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,665		
Lot Value	36,288		
Indicated Value	120,953	122.92	Per SqFt
Agland Value			
Site Improvements	3,154		
Total Value	124,107	126.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41338	14x4		56	24.09		1,349
PATO	SLAB PORCH - OPEN	41339	10x6		60	10.86		652
EPSW	ENCLOSED PORCH - SOLID WALL	41340	24x13		312	61.07		19,054



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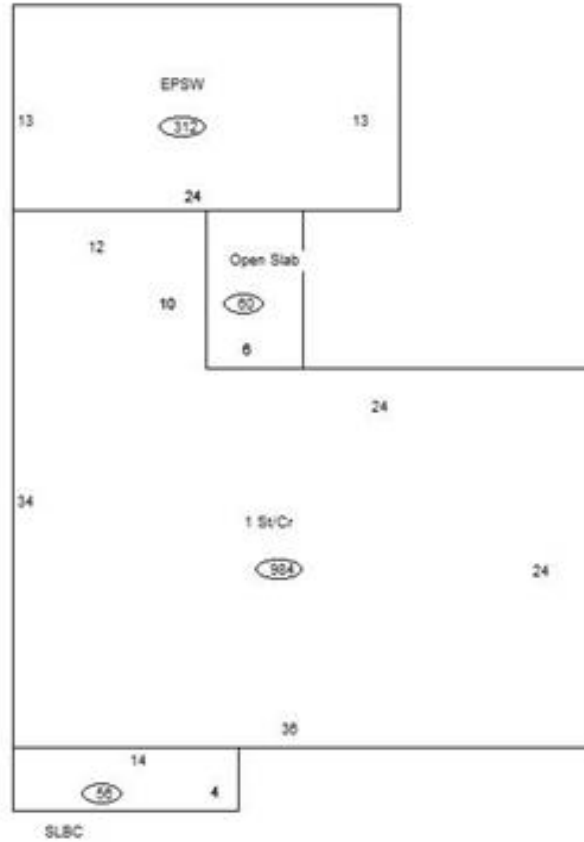
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Sketch Image

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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	984	1.000	984
2	M	PRCH		10	SLBC	56	1.000	56
3	M	PATO		10	Open Slab	60	1.000	60
4	M	EPSW		10	EPSW	312	1.000	312
Total Building Area						984		984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x8x8	Plank	Formed Metal	144
	Qual	3.5	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (27.04 x 144)	3,894		3,894	740
				3,154