



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:41:16  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017190 <b>Parcel ID</b> 000000-00-0-20120-001-0004 <b>Cadastral ID</b> 19-20-15-02120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 310280 CANADY, CHAD L  225 N CHRISTY ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00225 N CHRISTY ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1189 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0012. 9/7/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.19400780 -95.75138549 LOT 4 BLOCK 1 SHADOW VALLEY																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value 46,723</td> <td>30,515</td> <td>11%</td> <td>3,357</td> <td>Assessed</td> <td>12,750</td> <td>1,359.92</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 105,238</td> <td>85,392</td> <td></td> <td>9,393</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 151,961</td> <td>115,907</td> <td></td> <td>12,750</td> <td>Total Taxable</td> <td>11,750</td> <td>1,253.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2014	Land Value 46,723	30,515	11%	3,357	Assessed	12,750	1,359.92	Year Frozen	0	Improvements 105,238	85,392		9,393	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 151,961	115,907		12,750	Total Taxable	11,750	1,253.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2345/564</td> <td>SANCO, SUSAN MAE</td> <td>07/29/2013</td> <td>87,000</td> <td>YES</td> </tr> <tr> <td>838/345</td> <td></td> <td></td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2345/564	SANCO, SUSAN MAE	07/29/2013	87,000	YES	838/345			0	No																																																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																																																																																	
Remove Cap	2014	Land Value 46,723	30,515	11%	3,357	Assessed	12,750	1,359.92																																																																																																																	
Year Frozen	0	Improvements 105,238	85,392		9,393	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00																																																																																																																	
TIF Project ID	0	Total Value 151,961	115,907		12,750	Total Taxable	11,750	1,253.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2345/564	SANCO, SUSAN MAE	07/29/2013	87,000	YES																																																																																																																					
838/345			0	No																																																																																																																					
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>136,269</td><td>1000</td><td>11,379</td><td>1,214.00</td></tr> <tr><td>2024</td><td>2024-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>143,069</td><td>0</td><td>12,018</td><td>1,268.00</td></tr> <tr><td>2023</td><td>2023-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>104,053</td><td>0</td><td>11,446</td><td>1,175.00</td></tr> <tr><td>2022</td><td>2022-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>104,152</td><td>0</td><td>11,457</td><td>1,150.00</td></tr> <tr><td>2021</td><td>2021-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>101,853</td><td>0</td><td>11,204</td><td>986.00</td></tr> <tr><td>2020</td><td>2020-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>101,351</td><td>0</td><td>11,149</td><td>987.00</td></tr> <tr><td>2019</td><td>2019-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>97,146</td><td>0</td><td>10,686</td><td>960.00</td></tr> <tr><td>2018</td><td>2018-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>96,511</td><td>0</td><td>10,616</td><td>948.00</td></tr> <tr><td>2017</td><td>2017-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>97,543</td><td>0</td><td>10,730</td><td>969.00</td></tr> <tr><td>2016</td><td>2016-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>95,310</td><td>0</td><td>10,484</td><td>932.00</td></tr> <tr><td>2015</td><td>2015-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>92,788</td><td>0</td><td>9,985</td><td>892.00</td></tr> <tr><td>2014</td><td>2014-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>86,449</td><td>0</td><td>9,509</td><td>860.00</td></tr> <tr><td>2013</td><td>2013-660017190</td><td>CANADY, CHAD L</td><td>1</td><td>76,925</td><td>1000</td><td>6,792</td><td>608.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660017190	CANADY, CHAD L	1	136,269	1000	11,379	1,214.00	2024	2024-660017190	CANADY, CHAD L	1	143,069	0	12,018	1,268.00	2023	2023-660017190	CANADY, CHAD L	1	104,053	0	11,446	1,175.00	2022	2022-660017190	CANADY, CHAD L	1	104,152	0	11,457	1,150.00	2021	2021-660017190	CANADY, CHAD L	1	101,853	0	11,204	986.00	2020	2020-660017190	CANADY, CHAD L	1	101,351	0	11,149	987.00	2019	2019-660017190	CANADY, CHAD L	1	97,146	0	10,686	960.00	2018	2018-660017190	CANADY, CHAD L	1	96,511	0	10,616	948.00	2017	2017-660017190	CANADY, CHAD L	1	97,543	0	10,730	969.00	2016	2016-660017190	CANADY, CHAD L	1	95,310	0	10,484	932.00	2015	2015-660017190	CANADY, CHAD L	1	92,788	0	9,985	892.00	2014	2014-660017190	CANADY, CHAD L	1	86,449	0	9,509	860.00	2013	2013-660017190	CANADY, CHAD L	1	76,925	1000	6,792	608.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660017190	CANADY, CHAD L	1	136,269	1000	11,379	1,214.00																																																																																																																		
2024	2024-660017190	CANADY, CHAD L	1	143,069	0	12,018	1,268.00																																																																																																																		
2023	2023-660017190	CANADY, CHAD L	1	104,053	0	11,446	1,175.00																																																																																																																		
2022	2022-660017190	CANADY, CHAD L	1	104,152	0	11,457	1,150.00																																																																																																																		
2021	2021-660017190	CANADY, CHAD L	1	101,853	0	11,204	986.00																																																																																																																		
2020	2020-660017190	CANADY, CHAD L	1	101,351	0	11,149	987.00																																																																																																																		
2019	2019-660017190	CANADY, CHAD L	1	97,146	0	10,686	960.00																																																																																																																		
2018	2018-660017190	CANADY, CHAD L	1	96,511	0	10,616	948.00																																																																																																																		
2017	2017-660017190	CANADY, CHAD L	1	97,543	0	10,730	969.00																																																																																																																		
2016	2016-660017190	CANADY, CHAD L	1	95,310	0	10,484	932.00																																																																																																																		
2015	2015-660017190	CANADY, CHAD L	1	92,788	0	9,985	892.00																																																																																																																		
2014	2014-660017190	CANADY, CHAD L	1	86,449	0	9,509	860.00																																																																																																																		
2013	2013-660017190	CANADY, CHAD L	1	76,925	1000	6,792	608.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:41:16  
 Page 2

Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1689 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,358.00 x 6.35 = 46,723 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,723		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Plywood or Ha
<b>Base/Total Area</b>	1,066 / 1,066
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,066
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	308 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 25

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG\_0012. 9/7/2021

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	123,535	115.89	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	137,530		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	112.97	<b>Total Misc Impr</b>	+ 1,573				
<b>Roofing Adj</b>	+ 4.84	<b>Garage Cost</b>	+ 12,209				
<b>Subfloor Adj</b>	+ -1.28	<b>Total RCN</b>	= 159,451				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 54,213				
<b>Plumbing Adj</b>	+ 8.65	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 105,238				
<b>Adj Base Cost</b>	= 136.65	<b>Lot Value</b>	+ 46,723				
<b>Total Area</b>	x 1,066	<b>Indicated Value</b>	= 151,961				
<b>Adjusted Cost</b>	= 145,669	<b>Value Per SqFt</b>	142.55				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	105,238		
<b>Lot Value</b>	46,723		
<b>Indicated Value</b>	151,961	142.55	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	151,961	142.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41447	6x2		12	24.23		291
PATO	SLAB PORCH - OPEN	41448	12x10		120	10.68		1,282



# Rogers

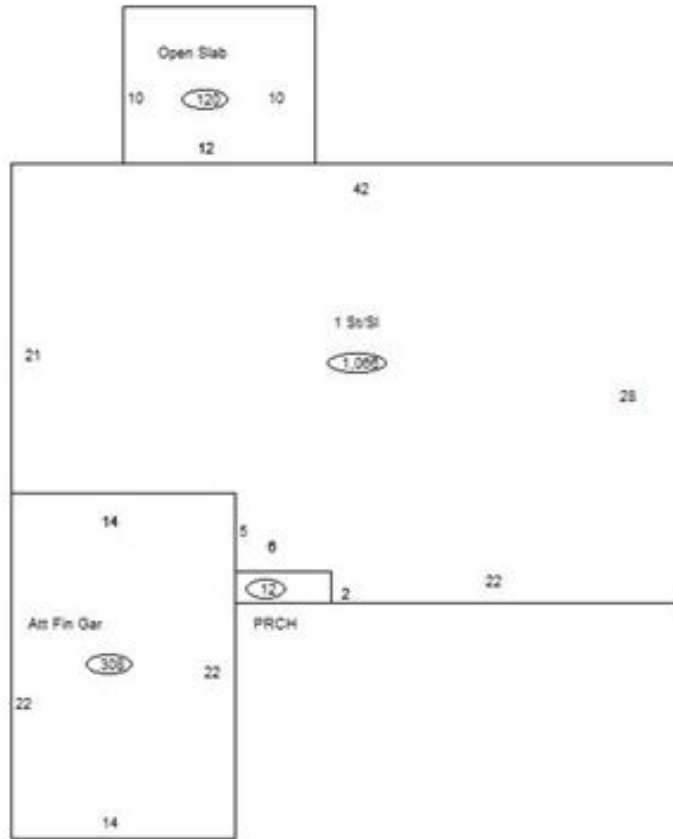
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:41:16  
 Page 3

Sketch Image

660017190



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,066	1.000	1,066
2	G	5		10	Att Fin Gar	308	1.000	308
3	M	PRCH		10	PRCH	12	1.000	12
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,066		1,066