



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	660017193				<p>\\tsclient\C\Users\rln\Pictures\2017-06-01 06-01-17\06-01-17 029.J 6/9/2017</p>									
Parcel ID	000000-00-0-20120-001-0007													
Cadastral ID	19-20-15-02150													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	348252													
TAYLOR, AVERY														
219 N CHRISTY ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	00219 N CHRISTY ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0007 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	19 / 20 / 15 / 5													
Neighborhood	1189 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19344446 -95.75123062														
Building Permits														
LOT 7 BLOCK 1 SHADOW VALLEY														
<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					
					/	WOLF, JAMES MICHAEL &	09/15/2025	190,000	YES					
					858/384			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2026	Land Value	88,228	88,228	11%	9,705	Assessed	21,111	2,251.70					
Year Frozen	0	Improvements	103,692	103,692		11,406	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	191,920	191,920		21,111	Total Taxable	21,111	2,252.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017193	TAYLOR, AVERY	1	143,287	0	11,798	1,258.00							
2024	2024-660017193	WOLF, JAMES MICHAEL &	1	149,949	0	11,236	1,185.00							
2023	2023-660017193	WOLF, JAMES MICHAEL &	1	97,287	0	10,702	1,098.00							
2022	2022-660017193	WOLF, JAMES MICHAEL &	1	98,669	0	10,854	1,090.00							
2021	2021-660017193	WOLF, JAMES MICHAEL &	1	99,443	0	10,939	962.00							
2020	2020-660017193	WOLF, JAMES M	1	98,033	0	10,784	955.00							
2019	2019-660017193	WOLF, JAMES M	1	95,958	0	10,555	948.00							
2018	2018-660017193	WOLF, JAMES M	1	95,452	0	10,477	935.00							
2017	2017-660017193	WOLF, JAMES M	1	94,743	0	9,978	901.00							
2016	2016-660017193	WOLF, JAMES M	1	92,596	0	9,502	845.00							
2015	2015-660017193	WOLF, JAMES M	1	90,159	0	9,050	809.00							
2014	2014-660017193	WOLF, JAMES M	1	83,800	0	8,619	780.00							
2013	2013-660017193	WOLF, JAMES M	1	79,997	0	8,209	735.00							



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1799	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,836.00 x 6.35 = 49,759	
Factor Value		
Adjustments	1.7731	
Lot Value	88,228	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,115 / 1,115
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,115
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	286 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 29



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	124,393	111.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	142,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.38	Total Misc Impr	+	6,959			
Roofing Adj	+ 4.78	Garage Cost	+	11,583			
Subfloor Adj	+ -1.27	Total RCN	=	168,666			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	65,780			
Plumbing Adj	+ 8.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	102,886			
Adj Base Cost	= 134.64	Lot Value	+	88,228			
Total Area	x 1,115	Indicated Value	=	191,114			
Adjusted Cost	= 150,124	Value Per SqFt		171.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,886		
Lot Value	88,228		
Indicated Value	191,114	171.40	Per SqFt
Agland Value			
Site Improvements	806		
Total Value	191,920	172.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	41459	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	41460	12x10		120	10.68		1,282



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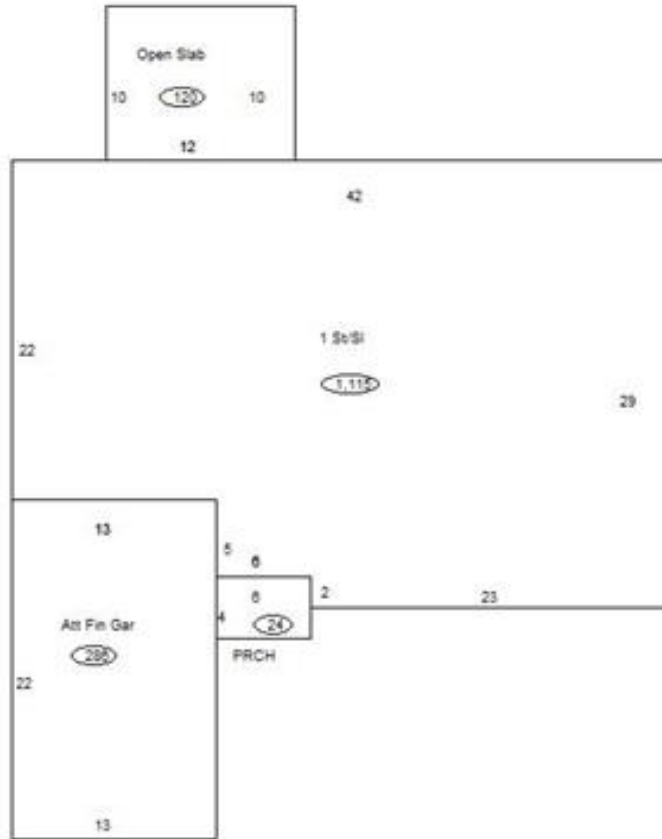
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,115	1.000	1,115
2	G	5		10	Att Fin Gar	286	1.000	286
3	M	PRCH		10	PRCH	24	1.000	24
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,115		1,115



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (32.76 x 60)	1,966		1,966	1,160
				806