




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																	
Account 660017194 Parcel ID 000000-00-0-20120-001-0008 Cadastral ID 19-20-15-02160 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339317 ANTILLON, VERONICA 217 N CHRISTY ST CATOOSA OK 74015-0000 Parcel Location Situs 00217 N CHRISTY ST Subdivision SHADOW VALLEY Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0025. 9/7/2021</p>																																																	
Legal Description Lat/Long: 36.19331345 -95.75134290																																																						
LOT 8 BLOCK 1 SHADOW VALLEY					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																																													
					/	REYNOLDS, DUSTIN LEE &	08/08/2022	175,000	YES																																													
					2528/555	RESCUE HOMES INC	01/14/2016	105,000	YES																																													
					2426/207	DEUTSCHE BANK NATL TRUST CO	09/09/2014	35,000	3																																													
					2340/585	WOODS, TAMMI	06/28/2013	0	10																																													
					1240/700	MILSAP, TED A	08/04/2000	75,500	Yes																																													
					851/363			40,000	No																																													
Parcel Valuation					<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>2023</td> <td>Land Value 54,434</td> <td>54,434</td> <td>11%</td> <td>5,988</td> <td>Assessed</td> <td>19,921</td> <td>2,124.77</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 126,667</td> <td>126,667</td> <td> </td> <td>13,933</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 181,101</td> <td>181,101</td> <td> </td> <td>19,921</td> <td>Total Taxable</td> <td>19,921</td> <td>2,125.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2023	Land Value 54,434	54,434	11%	5,988	Assessed	19,921	2,124.77	Year Frozen	0	Improvements 126,667	126,667		13,933	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 181,101	181,101		19,921	Total Taxable	19,921	2,125.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																														
Remove Cap	2023	Land Value 54,434	54,434	11%	5,988	Assessed	19,921	2,124.77																																														
Year Frozen	0	Improvements 126,667	126,667		13,933	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 181,101	181,101		19,921	Total Taxable	19,921	2,125.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017194	ANTILLON, VERONICA	1	173,128	0	19,044	2,031.00																																															
2024	2024-660017194	ANTILLON, VERONICA	1	175,000	0	19,250	2,031.00																																															
2023	2023-660017194	ANTILLON, VERONICA	1	175,000	0	19,250	1,976.00																																															
2022	2022-660017194	ANTILLON, VERONICA	1	108,763	0	11,964	1,201.00																																															
2021	2021-660017194	REYNOLDS, DUSTIN LEE &	1	109,526	0	12,048	1,060.00																																															
2020	2020-660017194	REYNOLDS, DUSTIN LEE &	1	110,107	0	12,112	1,073.00																																															
2019	2019-660017194	REYNOLDS, DUSTIN LEE &	1	105,400	0	11,594	1,041.00																																															
2018	2018-660017194	REYNOLDS, DUSTIN LEE &	1	105,264	0	11,579	1,034.00																																															
2017	2017-660017194	REYNOLDS, DUSTIN LEE &	1	104,433	0	11,488	1,037.00																																															
2016	2016-660017194	REYNOLDS, DUSTIN LEE &	1	86,975	0	9,567	851.00																																															
2015	2015-660017194	RESCUE HOMES INC	1	84,733	0	9,321	833.00																																															
2014	2014-660017194	RESCUE HOMES INC	1	78,324	0	8,616	779.00																																															
2013	2013-660017194	DEUTSCHE BANK NATL TRUST CO	1	75,733	1000	7,331	656.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1514	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,594.00 x 6.35 = 41,872	
Factor Value		
Adjustments	1.3000	
Lot Value	54,434	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% 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 / 1.5 /
Basement Area	
Garage Type	286 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1984 / 20



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0025. 9/7/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	124,575	111.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	165,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,667		
Lot Value	54,434		
Indicated Value	181,101	162.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,101	162.42	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.84	Total Misc Impr	+	6,669			
Roofing Adj	+ 4.78	Garage Cost	+	11,583			
Subfloor Adj	+ -1.27	Total RCN	=	168,889			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	42,222			
Plumbing Adj	+ 8.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	126,667			
Adj Base Cost	= 135.10	Lot Value	+	54,434			
Total Area	x 1,115	Indicated Value	=	181,101			
Adjusted Cost	= 150,637	Value Per SqFt		162.42			

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	41463	6x2		12	24.23		291
PATO	SLAB PORCH - OPEN	41464	12x10		120	10.68		1,282



Rogers

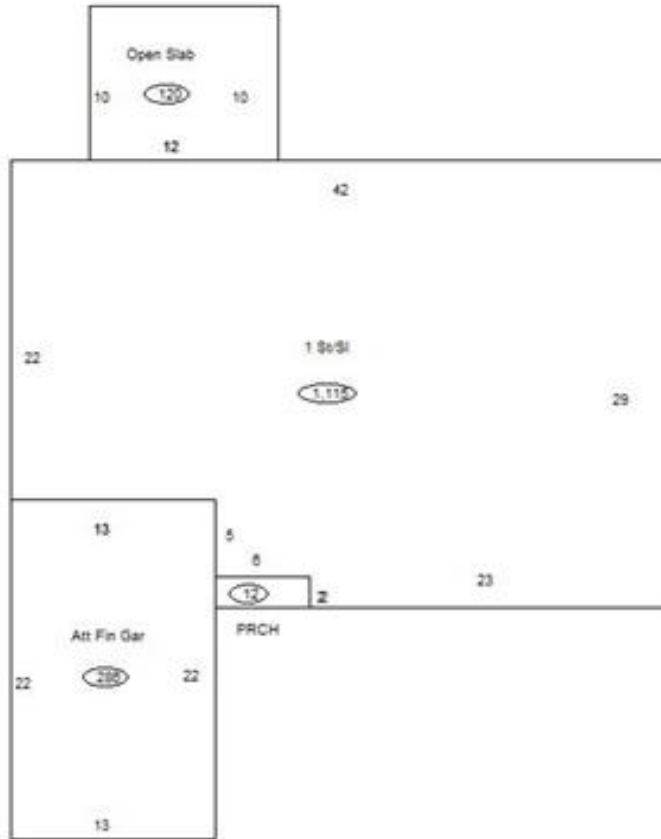
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Sketch Image

660017194



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	12	1.000	12
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,115		1,115