




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 660017203 Parcel ID 000000-00-0-20120-002-0001 Cadastral ID 19-20-15-02250 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348644 ROBINSON, WILLIAM 12547 S 55TH AVE MUSKOGEE OK 74403-0000 Parcel Location Situs 00506 MATTHEWS Subdivision SHADOW VALLEY Lot/Block 0001 / 0002 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_0060. 9/7/2021</p>														
Legal Description Lat/Long: 36.19445087 -95.75491430																			
LOT 1 BLOCK 2 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										
H	Homestead	No	1,000		/	BEAVER, DIANE DOROTHY	11/04/2025	0	4										
					/	BEAVER, JEFFERY WAYNE	02/15/2023	0	4										
					901/230	WESLEY, TINA M HALL	12/04/1992	45,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0	Land Value	57,614	25,920	11%	2,851	Assessed	10,091	1,076.31										
Year Frozen	2015	Improvements	86,229	65,820		7,240	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	143,843	91,740		10,091	Total Taxable	10,091	1,076.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017203	BEAVER, DIANE DOROTHY			1	139,991	0	9,610	1,025.00										
2024	2024-660017203	BEAVER, DIANE DOROTHY			1	145,874	0	9,153	966.00										
2023	2023-660017203	BEAVER, DIANE DOROTHY			1	96,492	1000	7,718	792.00										
2022	2022-660017203	BEAVER, JEFFERY WAYNE			1	96,571	1000	7,717	775.00										
2021	2021-660017203	BEAVER, JEFFERY WAYNE			1	97,374	1000	7,718	679.00										
2020	2020-660017203	BEAVER, JEFFERY WAYNE			1	97,958	1000	7,718	684.00										
2019	2019-660017203	BEAVER, JEFFERY WAYNE			1	93,986	1000	7,718	693.00										
2018	2018-660017203	BEAVER, JEFFERY WAYNE			1	93,372	1000	7,717	689.00										
2017	2017-660017203	BEAVER, JEFFERY WAYNE			1	92,676	1000	7,717	697.00										
2016	2016-660017203	BEAVER, JEFFERY WAYNE			1	90,590	1000	7,717	686.00										
2015	2015-660017203	BEAVER, JEFFERY WAYNE			1	88,246	1000	7,718	690.00										
2014	2014-660017203	BEAVER, JEFFERY WAYNE			1	83,580	1000	7,464	675.00										
2013	2013-660017203	BEAVER, JEFFERY WAYNE			1	78,996	1000	7,217	646.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2083	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,073.00 x 6.35 = 57,614	
Factor Value		
Adjustments	1.0000	
Lot Value	57,614	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,038 / 1,038
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,038
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	399 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32



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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	118,308	113.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	143,840 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,135		
Lot Value	57,614		
Indicated Value	142,749	137.52	Per SqFt
Agland Value			
Site Improvements	1,094		
Total Value	143,843	138.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.61	Total Misc Impr	+	6,456	
Roofing Adj	+ 4.37	Garage Cost	+	12,437	
Subfloor Adj	+ 0.00	Total RCN	=	152,027	
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	66,892	
Plumbing Adj	+ 7.98	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	85,135	
Adj Base Cost	= 128.26	Lot Value	+	57,614	
Total Area	x 1,038	Indicated Value	=	142,749	
Adjusted Cost	= 133,134	Value Per SqFt		137.52	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	41494		36	36	21.18		762
PATO	SLAB PORCH - OPEN	41495	11x10		110	10.15		1,117



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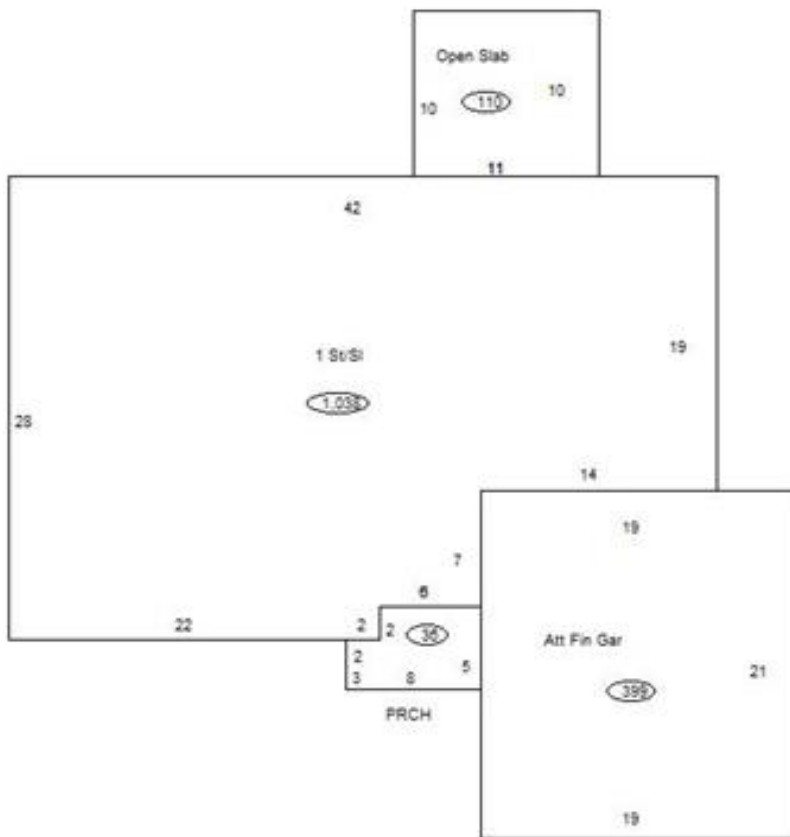
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Sketch Image

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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	1,038	1.000	1,038
2	G	5		10	Att Fin Gar	399	1.000	399
3	M	PRCH		10	PRCH	36	1.000	36
4	M	PATO		10	Open Slab	110	1.000	110
Total Building Area						1,038		1,038



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Plank	Composition Shingle	96
	Qual	3	Cond	3	Year	2000
				Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,574
				1,094