




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:12:29  
Page 1

Assessment Data					Primary Image																													
<b>Account</b> 660017208 <b>Parcel ID</b> 000000-00-0-20120-002-0006 <b>Cadastral ID</b> 19-20-15-02300 <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> 309523 DAVIS, J PATRICK  426 W MATTHEW CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00426 MATTHEWS <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0006 / 0002 <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\2021-9-8\IMG_0001. 9/8/2021</p>																													
<b>Legal Description</b> Lat/Long: 36.19444189 -95.75381124																																		
LOT 6 BLOCK 2 SHADOW VALLEY					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
<b>Exemptions</b>					<b>Sale History</b>																													
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																									
HV	Veteran	Yes	999,999	15,648	2319/832	SEC OF HUD	04/15/2013	0	1																									
					2302/59	CHAPIN, NATHANIAL N	10/04/2012	0	10																									
					2048/839	MURPHY, CHARLES E JR	08/07/2009	105,000	YES																									
					1226/656	SONSALLA, DAVID R &	05/01/2000	88,500	Yes																									
					1129/911	GLOVER PROPERTIES, INC C/O-DEAI	09/03/1998	84,500	Yes																									
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No																									
<b>Parcel Valuation</b>																																		
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>																									
Remove Cap	2014		Land Value	52,584	29,042	11%	3,195	Assessed	15,648	1,669.02																								
Year Frozen	0		Improvements	154,824	113,207		12,453	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	15,648	-1,669.00																								
TIF Project ID	0		<b>Total Value</b>	207,408	142,249		15,648	<b>Total Taxable</b>	0	0.00																								
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660017208	DAVIS, J PATRICK			1	195,568	15192		.00																									
2024	2024-660017208	DAVIS, J PATRICK			1	205,670	14749		.00																									
2023	2023-660017208	DAVIS, J PATRICK			1	130,253	14320		.00																									
2022	2022-660017208	DAVIS, J PATRICK			1	131,964	13903		.00																									
2021	2021-660017208	DAVIS, J PATRICK			1	122,707	13498		.00																									
2020	2020-660017208	DAVIS, J PATRICK			1	122,081	13230		.00																									
2019	2019-660017208	DAVIS, J PATRICK			1	116,774	12845		.00																									
2018	2018-660017208	DAVIS, J PATRICK			1	115,831	12741		.00																									
2017	2017-660017208	DAVIS, J PATRICK			1	114,912	2000		.00																									
2016	2016-660017208	DAVIS, J PATRICK			1	112,134	1000	11,324	1,007.00																									
2015	2015-660017208	DAVIS, J PATRICK			1	109,629	1000	10,965	980.00																									
2014	2014-660017208	DAVIS, J PATRICK			1	105,608	2000	9,617	870.00																									
2013	2013-660017208	DAVIS, J PATRICK			1	110,320	0	12,061	1,080.00																									



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Page 2

Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1901	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,281.00 x 6.35 = 52,584	
Factor Value		
Adjustments	1.0000	
Lot Value	52,584	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 19



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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	171,472	122.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	163,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.36	Total Misc Impr	+	7,975			
Roofing Adj	+ 4.60	Garage Cost	+	15,678			
Subfloor Adj	+ -1.21	Total RCN	=	203,716			
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	-	48,892			
Plumbing Adj	+ 10.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,824			
Adj Base Cost	= 128.25	Lot Value	+	52,584			
Total Area	x 1,404	Indicated Value	=	207,408			
Adjusted Cost	= 180,063	Value Per SqFt		147.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,824		
Lot Value	52,584		
Indicated Value	207,408	147.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,408	147.73	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	41513	8x5		40	24.14		966
PATO	SLAB PORCH - OPEN	41514	190		190	10.07		1,913

