



# 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	660017209				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-8\IMG_0004. 9/8/2021</p>									
Parcel ID	000000-00-0-20120-002-0007													
Cadastral ID	19-20-15-02310													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	278160													
GRAY, SUSAN G														
424 W MATTHEW ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	00424 W MATTHEW ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0007 / 0002	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: 36.19443220 -95.75357288														
Building Permits														
LOT 7 BLOCK 2 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					
H	Homestead	Yes	1,000	1,000	1322/124	REHBEIN, FRANKLIN L &	09/13/2001	98,000	YES					
					1172/210	GLOVER PROPERTIES, INC C/O-DEA	05/19/1999	88,500	Yes					
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No					
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2002	Land Value	53,721	25,486	11%	2,803	Assessed	17,486	1,865.06					
Year Frozen	0	Improvements	162,450	133,484		14,683	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	216,171	158,970		17,486	Total Taxable	16,486	1,758.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017209	GRAY, SUSAN G	1	203,863	1000	15,978	1,704.00							
2024	2024-660017209	GRAY, SUSAN G	1	214,566	1000	15,483	1,633.00							
2023	2023-660017209	GRAY, SUSAN G	1	151,730	1000	15,003	1,540.00							
2022	2022-660017209	GRAY, SUSAN G	1	150,054	1000	14,536	1,459.00							
2021	2021-660017209	GRAY, SUSAN G	1	138,584	1000	14,085	1,239.00							
2020	2020-660017209	GRAY, SUSAN G	1	136,387	1000	13,645	1,209.00							
2019	2019-660017209	GRAY, SUSAN G	1	131,171	1000	13,219	1,187.00							
2018	2018-660017209	GRAY, SUSAN G	1	131,269	1000	12,805	1,143.00							
2017	2017-660017209	GRAY, SUSAN G	1	130,164	1000	12,402	1,120.00							
2016	2016-660017209	GRAY, SUSAN G	1	126,828	1000	12,012	1,068.00							
2015	2015-660017209	GRAY, SUSAN G	1	123,882	1000	11,633	1,040.00							
2014	2014-660017209	GRAY, SUSAN G	1	118,937	1000	11,266	1,019.00							
2013	2013-660017209	GRAY, SUSAN G	1	111,600	1000	10,909	976.00							



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Lot Data		Square-Foot - NBHD 1189 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1942		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,460.00 x 6.35 = 53,721		
Factor Value			
Adjustments	1.0000		
Lot Value	53,721		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,519 / 1,519
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,519
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	180,505	118.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	184,220 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.42	Total Misc Impr	+ 6,918
Roofing Adj	+ 4.50	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 210,713
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 52,678
Plumbing Adj	+ 9.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 158,035
Adj Base Cost	= 124.51	Lot Value	+ 53,721
Total Area	x 1,519	Indicated Value	= 211,756
Adjusted Cost	= 189,131	Value Per SqFt	139.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,035		
Lot Value	53,721		
Indicated Value	211,756	139.40	Per SqFt
Agland Value			
Site Improvements	4,415		
Total Value	216,171	142.31	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	41517	7x4		28	24.18		677
PATO	SLAB PORCH - OPEN	41518	106		106	10.80		1,145





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual	3.5	Cond 3	Year 2023	Eff Age 2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (24.53 x 200)	4,906		4,906	491
				4,415