




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
<b>Account</b> 660017210 <b>Parcel ID</b> 000000-00-0-20120-002-0008 <b>Cadastral ID</b> 19-20-15-02320 <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> 338415 VUE, MAI & SCOTT VUE  31824 LATHAM RD BOKESHO OK 74930-0000  <b>Parcel Location</b> <b>Situs</b> 00422 W MATTHEW ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0008 / 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_0007. 9/8/2021</p>																																																					
<b>Legal Description</b> Lat/Long: 36.19443599 -95.75337367																																																										
LOT 8 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
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<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>																																																	
					/	BURFORD, AUDREY C	05/24/2022	150,000	YES																																																	
					2387/875	TROWER, LISA J	02/27/2014	87,000	YES																																																	
					1182/864	TROWER, DARRELL A & LISA J	07/01/1999	0	No																																																	
					1160/334	WARD, DEBRA	01/14/1999	0	No																																																	
					968/284	SANDERS, JODY D	09/09/1994	48,000	Yes																																																	
					869/796		12/16/1991	43,000	No																																																	
<b>Parcel Valuation</b>					<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</td> <td>53,169</td> <td>53,169</td> <td>11%</td> <td>5,849</td> <td>Assessed</td> <td>16,906</td> <td>1,803.19</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>102,908</td> <td>100,519</td> <td> </td> <td>11,057</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>156,077</td> <td>153,688</td> <td> </td> <td>16,906</td> <td>Total Taxable</td> <td>16,906</td> <td>1,803.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2023	Land Value	53,169	53,169	11%	5,849	Assessed	16,906	1,803.19	Year Frozen	0	Improvements	102,908	100,519		11,057	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	156,077	153,688		16,906	Total Taxable	16,906	1,803.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660017210	VUE, MAI & SCOTT VUE	1	146,370	0	16,101	1,717.00																																																			
2024	2024-660017210	VUE, MAI & SCOTT VUE	1	163,649	0	17,325	1,828.00																																																			
2023	2023-660017210	VUE, MAI & SCOTT VUE	1	150,000	0	16,500	1,693.00																																																			
2022	2022-660017210	VUE, MAI & SCOTT VUE	1	42,443	0	4,669	469.00																																																			
2021	2021-660017210	BURFORD, AUDREY C	1	94,768	0	10,424	917.00																																																			
2020	2020-660017210	BURFORD, AUDREY C	1	93,466	0	10,281	911.00																																																			
2019	2019-660017210	BURFORD, AUDREY C	1	90,457	0	9,950	894.00																																																			
2018	2018-660017210	BURFORD, AUDREY C	1	90,689	0	9,976	890.00																																																			
2017	2017-660017210	BURFORD, AUDREY C	1	90,054	0	9,906	895.00																																																			
2016	2016-660017210	BURFORD, AUDREY C	1	87,890	0	9,668	860.00																																																			
2015	2015-660017210	BURFORD, AUDREY C	1	87,379	0	9,612	859.00																																																			
2014	2014-660017210	BURFORD, AUDREY C	1	82,825	0	9,111	824.00																																																			
2013	2013-660017210	TROWER, LISA J	1	79,502	0	8,745	783.00																																																			



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1922 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,373.00 x 6.35 = 53,169 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,169		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-8\IMG_0007. 9/8/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Frame, Plywood or Har
<b>Base/Total Area</b>	1,108 / 1,108
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,108
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	308 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 29

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	125,124	112.93	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	161,470		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	114.98	<b>Total Misc Impr</b>	+ 3,156				
<b>Roofing Adj</b>	+ 4.89	<b>Garage Cost</b>	+ 12,209				
<b>Subfloor Adj</b>	+ -1.27	<b>Total RCN</b>	= 168,701				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 39%)</b>	- 65,793				
<b>Plumbing Adj</b>	+ 8.32	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 102,908				
<b>Adj Base Cost</b>	= 138.39	<b>Lot Value</b>	+ 53,169				
<b>Total Area</b>	x 1,108	<b>Indicated Value</b>	= 156,077				
<b>Adjusted Cost</b>	= 153,336	<b>Value Per SqFt</b>	140.86				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	102,908		
<b>Lot Value</b>	53,169		
<b>Indicated Value</b>	156,077	140.86	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	156,077	140.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41521	6x4		24	24.19		581
PATC	Patio - Covered	41522	14x10		140	18.39		2,575



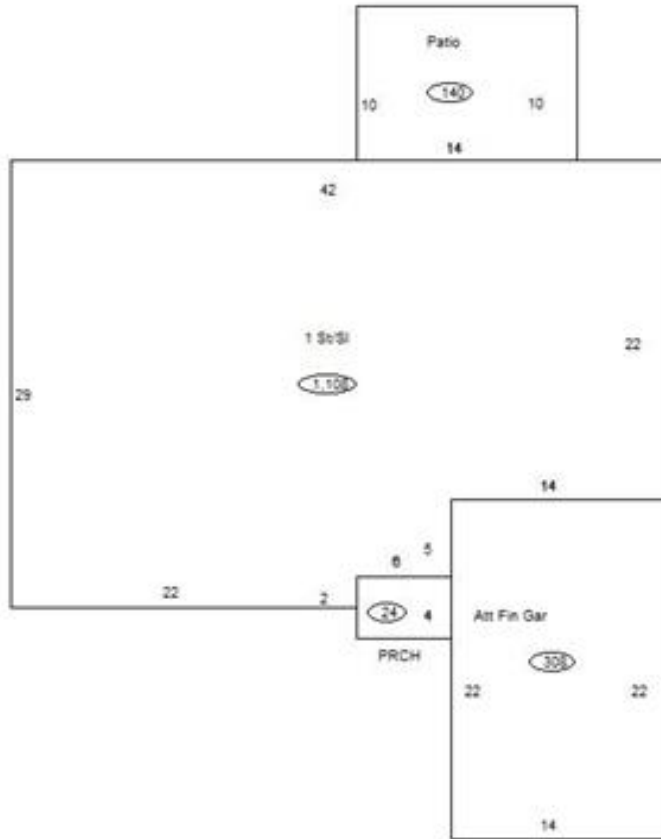
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Sketch Image

660017210



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,108	1.000	1,108
2	G	5		10	Att Fin Gar	308	1.000	308
3	M	PRCH		10	PRCH	24	1.000	24
4	M	PATC		10	Patio	140	1.000	140
<b>Total Building Area</b>						<b>1,108</b>		<b>1,108</b>