



# 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> 660017211 <b>Parcel ID</b> 000000-00-0-20120-002-0009 <b>Cadastral ID</b> 19-20-15-02330 <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> 280530 CLAFLIN, DEBRA K & REITH A  420 W MATTHEW ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00420 E MATTHEW <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0009 / 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_0011. 9/8/2021</p>														
<b>Legal Description</b> Lat/Long: 36.19443193 -95.75315453																			
LOT 9 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					
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>										
H	Homestead	Yes	1,000	1,000	1399/567	COOK, DARRELL G &	07/26/2002	75,000	YES										
<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	2003		Land Value 53,651	29,077	11%	3,198	Assessed	11,362	1,211.87										
Year Frozen	0		Improvements 96,134	74,222		8,164	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		<b>Total Value</b> 149,785	103,299		11,362	<b>Total Taxable</b>	10,362	1,105.00										
<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	2025-660017211	CLAFLIN, DEBRA K & REITH A			1	143,473	1000	10,032	1,070.00										
2024	2024-660017211	CLAFLIN, DEBRA K & REITH A			1	150,229	1000	9,711	1,024.00										
2023	2023-660017211	CLAFLIN, DEBRA K & REITH A			1	94,534	1000	9,399	965.00										
2022	2022-660017211	CLAFLIN, DEBRA K			1	94,621	1000	9,408	944.00										
2021	2021-660017211	CLAFLIN, DEBRA K			1	95,448	1000	9,499	836.00										
2020	2020-660017211	CLAFLIN, DEBRA K			1	96,019	1000	9,442	836.00										
2019	2019-660017211	CLAFLIN, DEBRA K			1	92,160	1000	9,138	821.00										
2018	2018-660017211	CLAFLIN, DEBRA K			1	91,489	1000	8,854	790.00										
2017	2017-660017211	CLAFLIN, DEBRA K			1	90,808	1000	8,567	774.00										
2016	2016-660017211	CLAFLIN, DEBRA K			1	88,775	1000	8,289	737.00										
2015	2015-660017211	CLAFLIN, DEBRA K			1	86,477	1000	8,018	717.00										
2014	2014-660017211	CLAFLIN, DEBRA K			1	81,753	1000	7,755	702.00										
2013	2013-660017211	CLAFLIN, DEBRA K			1	77,277	1000	7,500	671.00										



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Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.194							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	8,449.00 x 6.35 = 53,651							
Factor Value								
Adjustments	1.0000							
Lot Value	53,651							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha							
Base/Total Area	1,066 / 1,066							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,066							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.5 /							
Basement Area								
Garage Type	308 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	1984 / 32							
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	112.97	Total Misc Impr	+	2,080				
Roofing Adj	+ 4.84	Garage Cost	+	12,209				
Subfloor Adj	+ -1.28	Total RCN	=	159,958				
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	67,182				
Plumbing Adj	+ 8.65	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	92,776				
Adj Base Cost	= 136.65	Lot Value	+	53,651				
Total Area	x 1,066	Indicated Value	=	146,427				
Adjusted Cost	= 145,669	Value Per SqFt		137.36				
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	126,893	119.04	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	8							
Indicated Value	136,180	Per SqFt						
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	92,776							
Lot Value	53,651							
Indicated Value	146,427	137.36	Per SqFt					
Agland Value								
Site Improvements	3,358							
Total Value	149,785	140.51	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41525		33	33	24.17		798
PATO	SLAB PORCH - OPEN	41526	12x10		120	10.68		1,282

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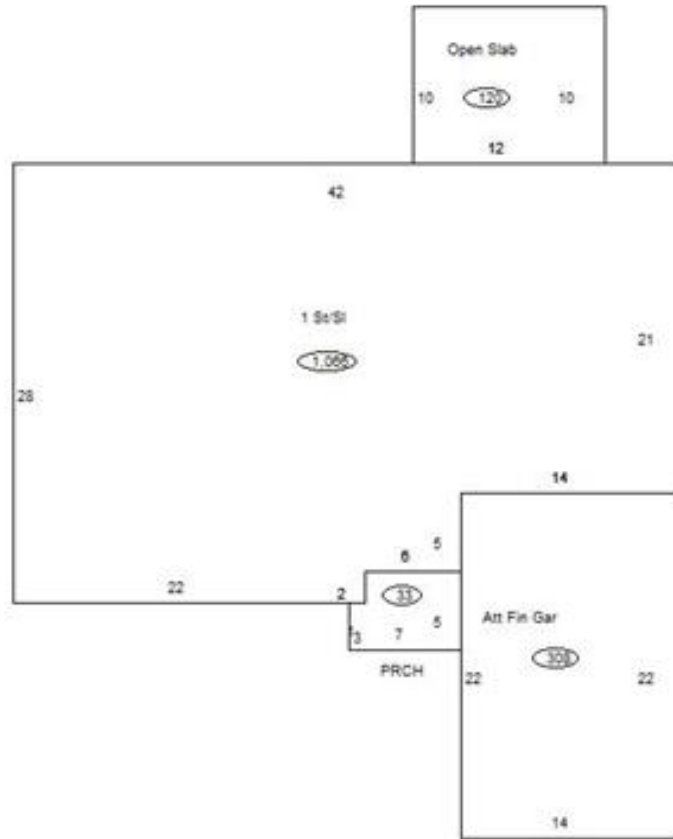
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Sketch Image

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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	1,066	1.000	1,066
2	G	5		10	Att Fin Gar	308	1.000	308
3	M	PRCH		10	PRCH	33	1.000	33
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,066</b>		<b>1,066</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x6	Plank	Composition Shingle	192
	Qual	3.5	Cond 3	Year 2015	Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (24.74 x 192)	4,750		4,750	1,758

	PACN	Paving - Concrete	6x10x6	Concrete		60
	Qual	3	Cond 3	Year 2015	Eff Age 6	

Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (8.97 x 60)	538		538	172

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