




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 660017214 Parcel ID 000000-00-0-20120-002-0012 Cadastral ID 19-20-15-02360 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 277699 CONWAY, KELLY D 414 W MATTHEW ST CATOOSA OK 74015-0000 Parcel Location Situs 00414 E MATTHEW Subdivision SHADOW VALLEY Lot/Block 0012 / 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\2021-9-8\IMG_0020. 9/8/2021</p>														
Legal Description Lat/Long: 36.19444905 -95.75259120																			
LOT 12 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	Yes	1,000	1,000	1317/385	COMBS, BARBARA A	08/24/2001	68,000	YES										
					992/672	VINCENT & ASSOCIATES INC	06/09/1995	47,500	Yes										
					989/215	MENDENHALL, SUSAN M	05/04/1995	30,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2002		Land Value 51,200	28,873	11%	3,176	Assessed	10,462	1,115.88										
Year Frozen	0		Improvements 100,708	66,235		7,286	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		Total Value 151,908	95,108		10,462	Total Taxable	9,462	1,009.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017214	CONWAY, KELLY D			1	135,567	1000	9,158	977.00										
2024	2024-660017214	CONWAY, KELLY D			1	141,168	1000	8,862	935.00										
2023	2023-660017214	CONWAY, KELLY D			1	87,038	1000	8,574	880.00										
2022	2022-660017214	CONWAY, KELLY D			1	87,038	1000	8,574	861.00										
2021	2021-660017214	CONWAY, KELLY D			1	86,022	1000	8,462	744.00										
2020	2020-660017214	CONWAY, KELLY D			1	85,740	1000	8,325	737.00										
2019	2019-660017214	CONWAY, KELLY D			1	82,307	1000	8,054	723.00										
2018	2018-660017214	CONWAY, KELLY D			1	82,137	1000	7,965	711.00										
2017	2017-660017214	CONWAY, KELLY D			1	81,576	1000	7,703	696.00										
2016	2016-660017214	CONWAY, KELLY D			1	79,701	1000	7,451	663.00										
2015	2015-660017214	CONWAY, KELLY D			1	79,272	1000	7,204	644.00										
2014	2014-660017214	CONWAY, KELLY D			1	74,356	1000	6,965	630.00										
2013	2013-660017214	CONWAY, KELLY D			1	70,755	1000	6,733	603.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1851	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,063.00 x 6.35 = 51,200	
Factor Value		
Adjustments	1.0000	
Lot Value	51,200	

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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	936
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	312 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	117,264	125.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	113.66	Total Misc Impr	+	8,543	
Roofing Adj	+ 4.80	Garage Cost	+	12,321	
Subfloor Adj	+ -1.23	Total RCN	=	150,547	
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	51,186	
Plumbing Adj	+ 9.85	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	99,361	
Adj Base Cost	= 138.55	Lot Value	+	51,200	
Total Area	x 936	Indicated Value	=	150,561	
Adjusted Cost	= 129,683	Value Per SqFt		160.86	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,361		
Lot Value	51,200		
Indicated Value	150,561	160.86	Per SqFt
Agland Value			
Site Improvements	1,347		
Total Value	151,908	162.29	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	41537	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	41538	12x10		120	23.88		2,866



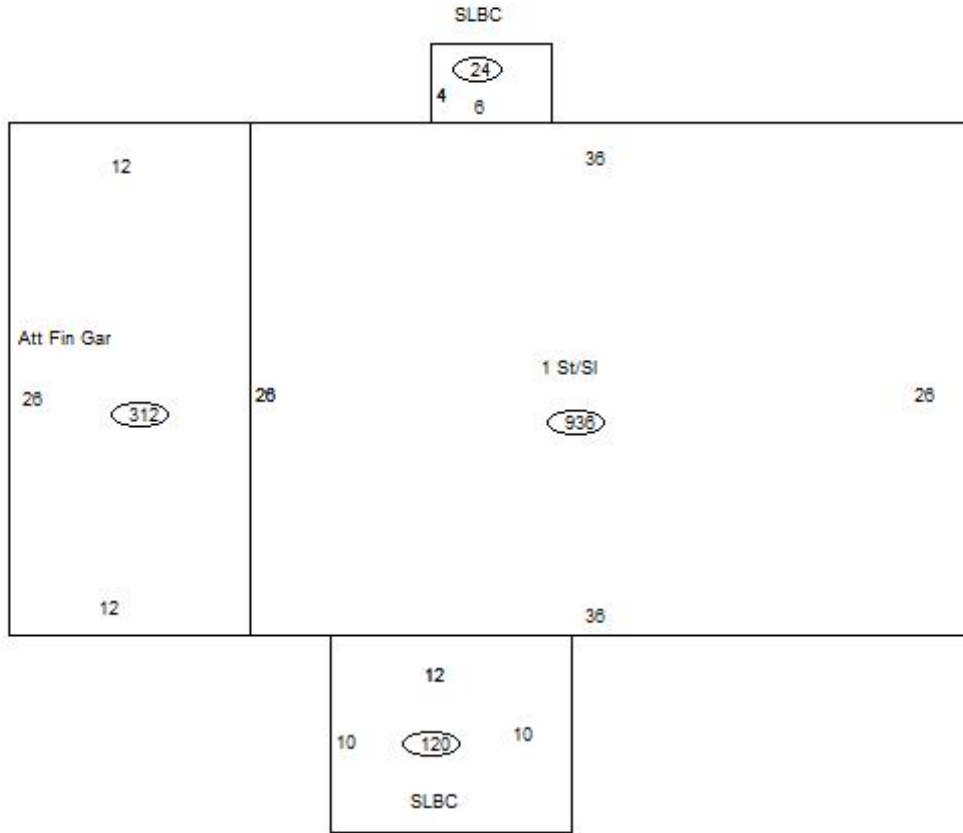
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Sketch Image

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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	936	1.000	936
2	G	5		10	Att Fin Gar	312	1.000	312
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						936		936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	8x12x8			96
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (4% Phys/ 100% Func)	RCNLD
Base Cost (15.00 x 96)	1,440		1,440	1,440

SHDS	Shed - Small		8x6x5	Plank	Composition Shingle	48
Qual 3	Cond 3	Year 2020	Eff Age 5			

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (36.45 x 48)	1,750		1,750	403

						1,347
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