




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:41:27
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017234 Parcel ID 000000-00-0-20120-002-0032 Cadastral ID 19-20-15-02560 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 281904 FOWLER, KEVIN THOMAS C/O NORMA ANGLLEN 215 N JEFFREY CATOOSA OK 74015-0000 Parcel Location Situs 00215 JEFFREY Subdivision SHADOW VALLEY Lot/Block 0032 / 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_0083. 9/10/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.19310736 -95.75215205																																																																																																																									
LOT 32 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> <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																																																																																																											
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Date 04/16/2026
Time 22:41:27
Page 2

Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1665							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	7,251.00 x 6.35 = 46,044			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-8\IMG_0083. 9/10/2021				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	46,044			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3.5 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 111,151 121.88 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	912 / 912			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 1				
HVAC	100% Warmed & Cooled Air			Indicated Value 18,250 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	912			Selected Approach Cost Approach				
Fixture/RghIn	7 /			Improvements 80,946				
Bed/F/H Bath	3 / 1.5 /			Lot Value 46,044				
Basement Area				Indicated Value 126,990 139.24 Per SqFt				
Garage Type	288 Attached Garage - Finished			Agland Value				
Remodel				Site Improvements 2,735				
Year/Eff Age	1980 / 32			Total Value 129,725 142.24 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	114.54	Total Misc Impr	+ 484					
Roofing Adj	+ 4.84	Garage Cost	+ 11,644					
Subfloor Adj	+ -1.23	Total RCN	= 139,562					
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 58,616					
Plumbing Adj	+ 10.11	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 80,946					
Adj Base Cost	= 139.73	Lot Value	+ 46,044					
Total Area	x 912	Indicated Value	= 126,990					
Adjusted Cost	= 127,434	Value Per SqFt	139.24					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41613	5x4		20	24.21		484



Rogers

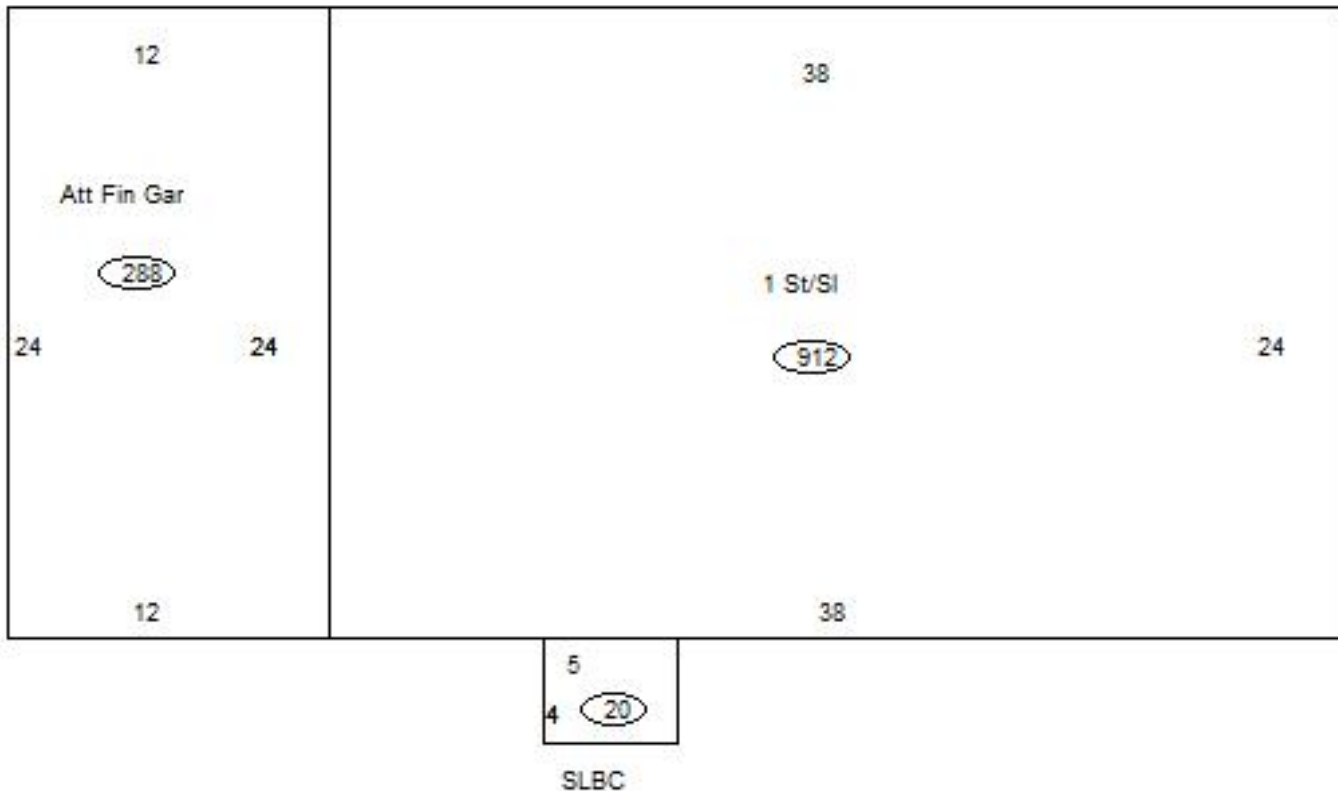
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 Time 22:41:27
 Page 3

Sketch Image

660017234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	912	1.000	912
2	G	5		10	Att Fin Gar	288	1.000	288
3	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						912		912



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Page 4

660017234

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x5	Plank	Invalid Roofing Code	96
	Qual	3	Cond 3	Year 2010	Eff Age 12	

	Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (26.91 x 96)	2,583		2,583	1,188
					1,395

	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	Qual	3	Cond 4	Year 1995	Eff Age 19	

	Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (25.97 x 120)	3,116		3,116	1,776
					1,340