



# 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> 660017239 <b>Parcel ID</b> 000000-00-0-20120-002-0037 <b>Cadastral ID</b> 19-20-15-02610 <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> 342893 WEAVER, EMILY ELIZABETH & JEAN CARLOS SOTO PADRON  205 N JEFFERY CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00205 JEFFREY <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0037 / 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																																																						
<b>Legal Description</b> Lot/Long: 36.19232058 -95.75236159																																																						
<b>Building Permits</b>					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0004. 9/10/2021																																																	
<b>Legal Description</b> LOT 37 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																																								
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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>																																													
H	Homestead	No	1,000		/	THOMPSON, STEPHANIE B	10/10/2023	198,000	YES																																													
					/	CLARKSON, ZACHARY B &	05/06/2020	140,000	YES																																													
					/	LEAKE, CHARLES B &	02/21/2020	75,000	17																																													
					2537/360	WRIGHT, GARY A & SHERRIE L	03/18/2016	116,000	6																																													
					957/381	MEAD, TOMMY J &	05/13/1994	50,000	Yes																																													
					859/1			17,000	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>2024</td> <td>Land Value 62,001</td> <td>62,001</td> <td>11%</td> <td>6,820</td> <td>Assessed</td> <td>22,828</td> <td>2,434.83</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 155,768</td> <td>145,535</td> <td></td> <td>16,008</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 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 217,769</td> <td>207,536</td> <td></td> <td>22,828</td> <td>Total Taxable</td> <td>22,828</td> <td>2,435.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2024	Land Value 62,001	62,001	11%	6,820	Assessed	22,828	2,434.83	Year Frozen	0	Improvements 155,768	145,535		16,008	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 217,769	207,536		22,828	Total Taxable	22,828	2,435.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017239	WEAVER, EMILY ELIZABETH &	1	197,654	0	21,742	2,319.00																																															
2024	2024-660017239	WEAVER, EMILY ELIZABETH &	1	198,512	0	21,836	2,303.00																																															
2023	2023-660017239	THOMPSON, STEPHANIE B	1	147,663	0	16,243	1,667.00																																															
2022	2022-660017239	THOMPSON, STEPHANIE B	1	144,316	0	15,875	1,594.00																																															
2021	2021-660017239	THOMPSON, STEPHANIE B	1	140,624	0	15,469	1,361.00																																															
2020	2020-660017239	THOMPSON, STEPHANIE B	1	118,514	0	12,387	1,097.00																																															
2019	2019-660017239	LEAKE, CHARLES B &	1	113,257	0	11,797	1,059.00																																															
2018	2018-660017239	LEAKE, CHARLES B &	1	113,599	1000	10,235	914.00																																															
2017	2017-660017239	WRIGHT, GARY A & SHERRIE L	1	111,007	1000	9,908	895.00																																															
2016	2016-660017239	WRIGHT, GARY A & SHERRIE L	1	108,403	1000	9,590	853.00																																															
2015	2015-660017239	WRIGHT, GARY A & SHERRIE L &	1	105,226	1000	9,281	830.00																																															
2014	2014-660017239	WRIGHT, GARY A & SHERRIE L &	1	99,037	1000	8,983	813.00																																															
2013	2013-660017239	WRIGHT, GARY A & SHERRIE L &	1	94,276	1000	8,691	778.00																																															



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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> 0.1946 <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> 8,475.00 x 6.35 = 53,816 <b>Factor Value</b> <b>Adjustments</b> 1.1521 <b>Lot Value</b> 62,001		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,456 / 1,456
<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>	1,456
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1980 / 19

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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>	124,116	85.24	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	153,340		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.56	<b>Total Misc Impr</b>	+ 15,481				
<b>Roofing Adj</b>	+ 4.26	<b>Garage Cost</b>	+ 192,385				
<b>Subfloor Adj</b>	+ -1.12	<b>Total RCN</b>	= 46,172				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 24%)</b>	- 1,489				
<b>Plumbing Adj</b>	+ 6.33	<b>Lump Sums</b>	+ 147,702				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 62,001				
<b>Adj Base Cost</b>	= 121.50	<b>Lot Value</b>	+ 209,703				
<b>Total Area</b>	x 1,456	<b>Indicated Value</b>	= 176,904				
<b>Adjusted Cost</b>	= 176,904	<b>Value Per SqFt</b>	144.03				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	147,702		
<b>Lot Value</b>	62,001		
<b>Indicated Value</b>	209,703	144.03	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,066		
<b>Total Value</b>	217,769	149.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	41629	26x8		208	35.80	80%	1,489
PATC	Patio - Covered	41630	22x16		352	14.45		5,086
PATC	Patio - Covered	185228	12x6		72	19.00		1,368
PATO	Patio - Open	185229	16x15		240	9.35		2,244
CPAT	Carport - Attached	185230	20x16		320	10.24		3,277
SOLP	Solar Panels		12		12	292.17		3,506



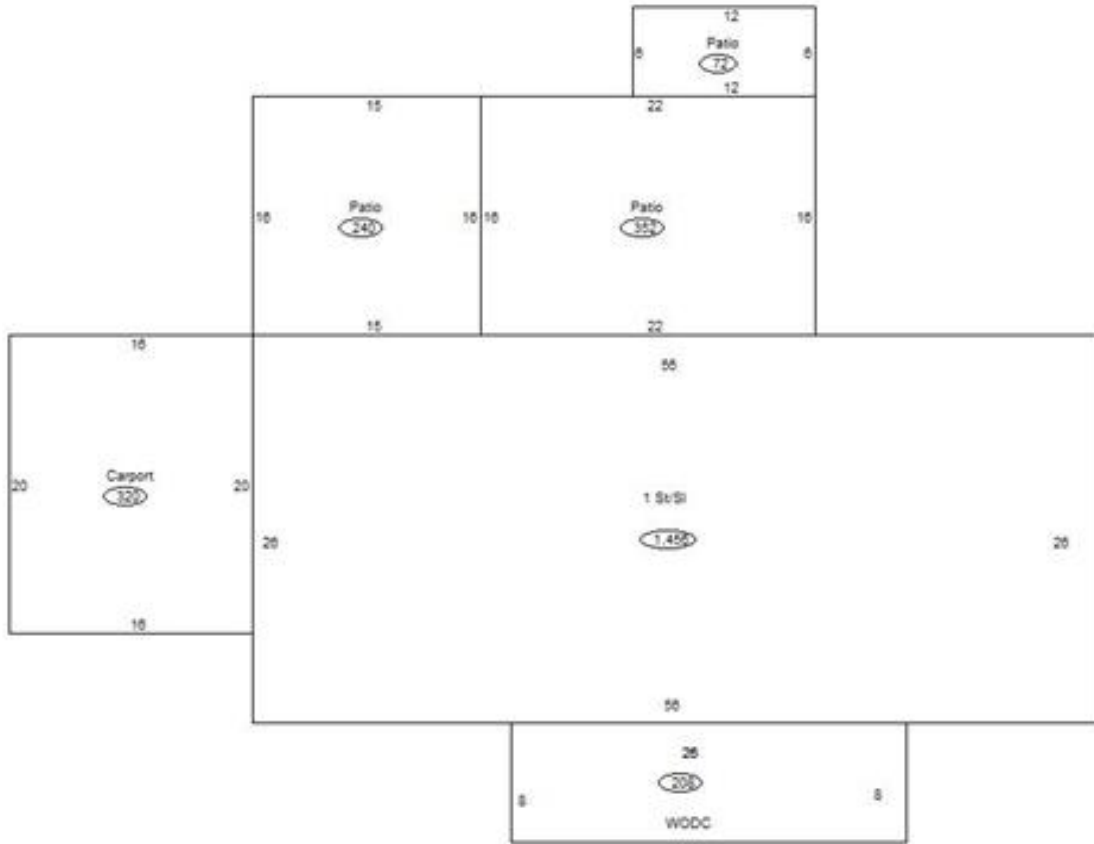
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**Sketch Image**

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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/Sl	1,456	1.000	1,456
2	M	WDC		10	WDC	208	1.000	208
3	M	PATC		10	Patio	352	1.000	352
4	M	PATC		10	Patio	72	1.000	72
5	M	PATO		10	Patio	240	1.000	240
6	M	CPAT		10	Carport	320	1.000	320
<b>Total Building Area</b>						1,456		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x24x8	Concrete	Formed Metal	288
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
Base Cost (31.47 x 288)	9,063		9,063 997	8,066