



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:15:31
 Page 1

Assessment Data					Primary Image																													
Account 660017245 Parcel ID 000000-00-0-20120-002-0043 Cadastral ID 19-20-15-02670 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340343 ALONSO, GUADALUPE L LARA & MARTHA L LARA & PILAR GONZALEZ 208 N CHRISTY ST CATOOSA OK 74015-0000																																		
Parcel Location Situs 00208 N CHRISTY ST Subdivision SHADOW VALLEY Lot/Block 0043 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																		
Legal Description Lot/Long: 36.19244814 -95.75179459					Building Permits																													
LOT 43 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> <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																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	No	1,000		/	VANDENBERG, LUKE HUNTER	11/29/2022	150,000	YES																									
					/	VANDENBERG PROPERTIES LLC	08/05/2021	110,000	4																									
					2575/910	JPMORGAN CHASE BANK NA	07/28/2016	51,000	3																									
					2549/226	FRAZIER, SCOTT	05/05/2016	0	10																									
					1271/535	BOWMAN, JAMES MICHAEL	02/16/2001	69,500	Yes																									
					906/633	GUILFOYLE, LINDA ELAINE	02/18/1993	45,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																									
Remove Cap	2023		Land Value	67,834	67,834	11%	7,462	Assessed	16,978																									
Year Frozen	0		Improvements	95,598	86,507		9,516	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0																									
TIF Project ID	0		Total Value	163,432	154,341		16,978	Total Taxable	16,978																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660017245	ALONSO, GUADALUPE L LARA &			1	146,992	0	16,169	1,725.00																									
2024	2024-660017245	ALONSO, GUADALUPE L LARA &			1	150,000	0	16,500	1,741.00																									
2023	2023-660017245	ALONSO, GUADALUPE L LARA &			1	150,000	0	16,500	1,693.00																									
2022	2022-660017245	VANDENBERG, LUKE HUNTER			1	86,968	0	9,566	960.00																									
2021	2021-660017245	VANDENBERG, LUKE HUNTER			1	87,162	0	9,588	844.00																									
2020	2020-660017245	VANDENBERG PROPERTIES LLC			1	86,935	0	9,563	847.00																									
2019	2019-660017245	VANDENBERG PROPERTIES LLC			1	83,657	0	9,202	826.00																									
2018	2018-660017245	VANDENBERG PROPERTIES LLC			1	82,056	0	9,026	806.00																									
2017	2017-660017245	VANDENBERG PROPERTIES LLC			1	81,525	0	8,968	810.00																									
2016	2016-660017245	VANDENBERG PROPERTIES LLC			1	79,802	1000	7,384	657.00																									
2015	2015-660017245	FRAZIER, SCOTT			1	79,418	1000	7,140	638.00																									
2014	2014-660017245	FRAZIER, SCOTT			1	73,422	1000	6,903	624.00																									
2013	2013-660017245	FRAZIER, SCOTT			1	70,596	1000	6,673	597.00																									



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:15:31
Page 2

Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1582							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	6,892.00 x 6.35 = 43,764							
Factor Value								
Adjustments	1.5500							
Lot Value	67,834							
Residential Data								
Type	1 Single Family Residence							
Condition	3.5 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	74% One Story 26% Garage Conversion							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,266 / 1,266							
Style	74% One Story - 26% Garage Conversion							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	936							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1980 / 32							
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	107,198	84.67	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	2							
Indicated Value	108,410	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	92,794							
Lot Value	67,834							
Indicated Value	160,628	126.88	Per SqFt					
Agland Value								
Site Improvements	2,804							
Total Value	163,432	129.09	Total Value Per SqFt					
Cost Approach								
Manual : 01/2025								
Base Cost	98.52	Total Misc Impr	+	1,802				
Roofing Adj	+ 4.39	Garage Cost	+					
Subfloor Adj	+ -0.55	Total RCN	=	159,989				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	67,195				
Plumbing Adj	+ 11.12	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	92,794				
Adj Base Cost	= 124.95	Lot Value	+	67,834				
Total Area	x 1,266	Indicated Value	=	160,628				
Adjusted Cost	= 158,187	Value Per SqFt		126.88				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41650	15x5		75	24.03		1,802

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0023. 9/13/2021



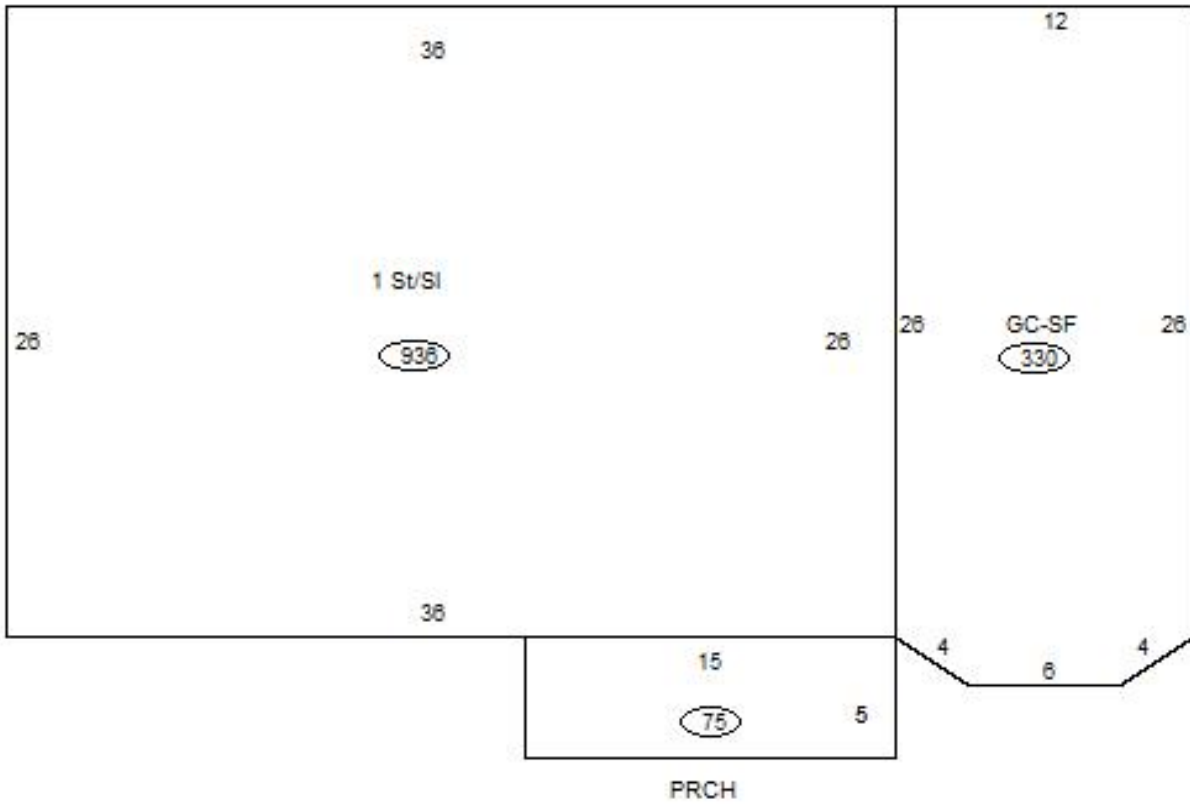
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:15:31
 Page 3

Sketch Image

660017245



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	M	PRCH		10	PRCH	75	1.000	75
3	R	22		10	GC-SF	330	1.000	330
Total Building Area						1,266		1,266



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:15:31
Page 4

660017245

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	Qual	3	Cond	3	Year	2024
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	312
				2,804