




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 660017247 Parcel ID 000000-00-0-20120-002-0045 Cadastral ID 19-20-15-02690 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 324208 CHENEY, MELISSA 212 N CHRISTY ST CATOOSA OK 74015-0000 Parcel Location Situs 00212 N CHRISTY ST Subdivision SHADOW VALLEY Lot/Block 0045 / 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\2021-9-9\IMG_0030. 9/13/2021</p>														
Legal Description Lot/Long: 36.19278737 -95.75179180																			
LOT 45 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>170313</td> <td>R20- POSS REMODEL</td> <td>02/2019</td> <td>03/2019</td> <td>6,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	170313	R20- POSS REMODEL	02/2019	03/2019	6,500
Number	Description	Opened	Closed	Amount															
170313	R20- POSS REMODEL	02/2019	03/2019	6,500															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2702/287	BAKER, KYLE R	03/29/2018	100,000	YES										
H	Homestead	No	1,000		2413/759	MCCASKILL, JENNIFER D	07/16/2014	84,500	YES										
					1544/474	RUSSELL, ALBERT A &~JESSICA L	11/13/2003	82,000	YES										
					1221/343	TUGGLE, JACK OKIE JR &	03/30/2000	70,000	Yes										
					975/107	RUSSELL, LINDA G	11/30/1994	42,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2019	Land Value	47,168	46,089	11%	5,070	Assessed	15,044	1,604.59										
Year Frozen	0	Improvements	94,365	90,673		9,974	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0	Total Value	141,533	136,762		15,044	Total Taxable	14,044	1,498.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017247	CHENEY, MELISSA			1	135,200	1000	13,606	1,451.00										
2024	2024-660017247	CHENEY, MELISSA			1	141,180	1000	13,180	1,390.00										
2023	2023-660017247	CHENEY, MELISSA			1	125,158	1000	12,767	1,310.00										
2022	2022-660017247	CHENEY, MELISSA			1	126,625	1000	12,929	1,298.00										
2021	2021-660017247	CHENEY, MELISSA			1	126,735	1000	12,857	1,131.00										
2020	2020-660017247	CHENEY, MELISSA			1	124,861	1000	12,453	1,103.00										
2019	2019-660017247	CHENEY, MELISSA &			1	104,318	1000	10,475	941.00										
2018	2018-660017247	CHENEY, MELISSA &			1	90,673	1000	8,974	801.00										
2017	2017-660017247	BAKER, KYLE R			1	90,005	1000	8,901	804.00										
2016	2016-660017247	BAKER, KYLE R			1	88,005	1000	8,681	772.00										
2015	2015-660017247	BAKER, KYLE R			1	85,655	1000	8,422	753.00										
2014	2014-660017247	BAKER, KYLE R			1	64,301	0	7,073	640.00										
2013	2013-660017247	MCCASKILL, JENNIFER D			1	62,276	0	6,850	613.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1705	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,428.00 x 6.35 = 47,168	
Factor Value		
Adjustments	1.0000	
Lot Value	47,168	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,248
Fixture/RghIn	7 /
Bed/F/H Bath	4 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	103,909	83.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	153,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.42	Total Misc Impr	+	3,709			
Roofing Adj	+ 4.41	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	161,631			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	67,885			
Plumbing Adj	+ 7.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,746			
Adj Base Cost	= 126.54	Lot Value	+	47,168			
Total Area	x 1,248	Indicated Value	=	140,914			
Adjusted Cost	= 157,922	Value Per SqFt		112.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,746		
Lot Value	47,168		
Indicated Value	140,914	112.91	Per SqFt
Agland Value			
Site Improvements	619		
Total Value	141,533	113.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	41656	20x10		200	17.46		3,492
PATO	SLAB PORCH - OPEN	41657	5x4		20	10.86		217



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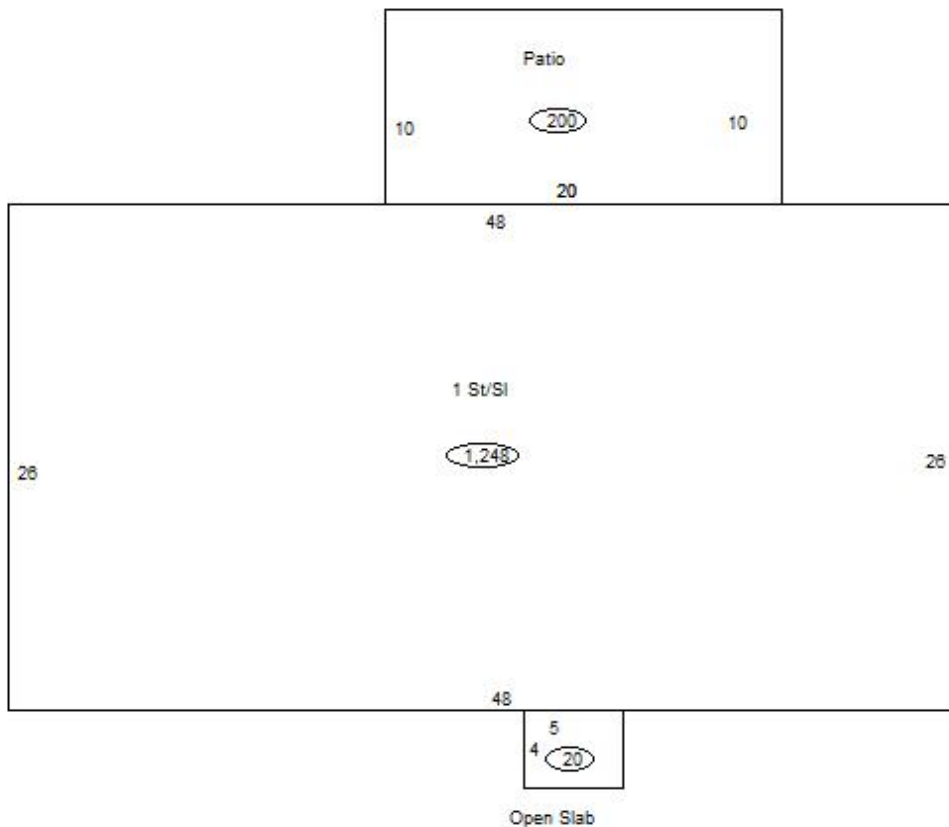
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Sketch Image

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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/Sl	1,248	1.000	1,248
2	M	PATC		10	Patio	200	1.000	200
3	M	PATO		10	Open Slab	20	1.000	20
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x7	Plank	Formed Metal	80
	Qual	2	Cond	2	Year	2000
				Eff Age	26	

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (25.80 x 80)	2,064		2,064	1,445
				619