




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:41:40
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Assessment Data					Primary Image														
Account 660017250 Parcel ID 000000-00-0-20120-002-0048 Cadastral ID 19-20-15-02720 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 185444 POTTER, JAY A & LISA K 3053 N 225TH E AVE CATOOSA OK 74015-2559					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0040. 9/13/2021</p>														
Parcel Location Situs 00218 N CHRISTY ST Subdivision SHADOW VALLEY Lot/Block 0048 / 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 Lat/Long: 36.19330170 -95.75183454					Building Permits														
LOT 48 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0	Land Value	44,698	30,779	11%	3,386	Assessed	12,204	1,301.68										
Year Frozen	0	Improvements	99,244	80,162		8,818	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	143,942	110,941		12,204	Total Taxable	12,204	1,302.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017250	POTTER, JAY A &			1	136,117	0	11,622	1,240.00										
2024	2024-660017250	POTTER, JAY A &			1	142,565	0	11,069	1,168.00										
2023	2023-660017250	POTTER, JAY A &			1	95,837	0	10,542	1,082.00										
2022	2022-660017250	POTTER, JAY A &			1	95,915	0	10,551	1,059.00										
2021	2021-660017250	POTTER, JAY A &			1	96,355	0	10,599	933.00										
2020	2020-660017250	POTTER, JAY A &			1	96,938	0	10,663	944.00										
2019	2019-660017250	POTTER, JAY A &			1	93,009	0	10,231	919.00										
2018	2018-660017250	POTTER, JAY A &			1	92,347	0	10,158	907.00										
2017	2017-660017250	POTTER, JAY A &			1	91,668	0	9,791	884.00										
2016	2016-660017250	POTTER, JAY A &			1	89,613	0	9,325	829.00										
2015	2015-660017250	POTTER, JAY A &			1	87,287	0	8,881	794.00										
2014	2014-660017250	POTTER, JAY A &			1	82,599	0	8,458	765.00										
2013	2013-660017250	POTTER, JAY A &			1	78,076	0	8,055	721.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1616 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,039.00 x 6.35 = 44,698 Factor Value Adjustments 1.0000 Lot Value 44,698		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,045 / 1,045
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,045
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	286 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 29

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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	120,280	115.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	132,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.81	Total Misc Impr	+ 7,226				
Roofing Adj	+ 4.86	Garage Cost	+ 11,583				
Subfloor Adj	+ -1.27	Total RCN	= 162,695				
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 63,451				
Plumbing Adj	+ 8.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 99,244				
Adj Base Cost	= 137.69	Lot Value	+ 44,698				
Total Area	x 1,045	Indicated Value	= 143,942				
Adjusted Cost	= 143,886	Value Per SqFt	137.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,244		
Lot Value	44,698		
Indicated Value	143,942	137.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,942	137.74	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	41667		40	40	24.14	966
PATO	SLAB PORCH - OPEN	41668	12x9		108	10.78	1,164



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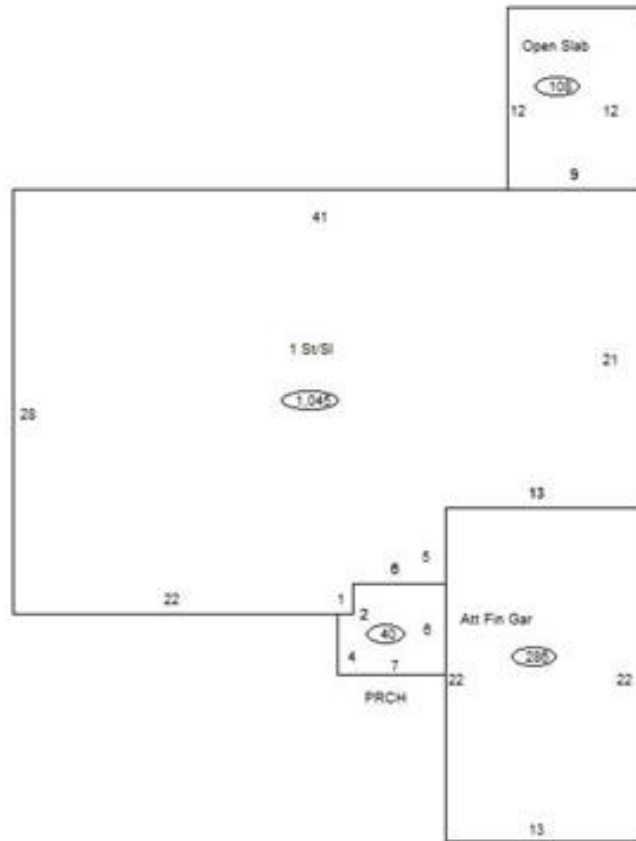
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Sketch Image

660017250



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,045	1.000	1,045
2	G	5		10	Att Fin Gar	286	1.000	286
3	M	PRCH		10	PRCH	40	1.000	40
4	M	PATO		10	Open Slab	108	1.000	108
Total Building Area						1,045		1,045