



# 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> 660017256 <b>Parcel ID</b> 000000-00-0-20120-002-0054 <b>Cadastral ID</b> 19-20-15-02780 <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> 335315 COX, TAMMY J  230 N CHRISTY ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00230 N CHRISTY ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0054 / 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-9\IMG_0058. 9/13/2021</p>														
<b>Legal Description</b> Lot/Long: 36.19436265 -95.75197000																			
LOT 54 BLOCK 2 SHADOW VALLEY					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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		/	REPLOGLE, JOSH	07/28/2021	169,000	YES										
					1320/830	CRENSHAW, BRENT A &-CHASITY D	09/26/2001	86,000	YES										
					1168/648	GLOVER PROPERTIES, INC C/O-DEA	04/30/1999	76,500	Yes										
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No										
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2022		Land Value 38,792	38,792	11%	4,267	Assessed	19,497	2,079.55										
Year Frozen	0		Improvements 143,260	138,452		15,230	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 182,052	177,244		19,497	Total Taxable	19,497	2,080.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660017256	COX, TAMMY J			1	168,804	0	18,568	1,980.00										
2024	2024-660017256	COX, TAMMY J			1	177,948	0	19,519	2,059.00										
2023	2023-660017256	COX, TAMMY J			1	169,000	0	18,590	1,908.00										
2022	2022-660017256	COX, TAMMY J			1	169,000	0	18,590	1,866.00										
2021	2021-660017256	COX, TAMMY J			1	120,421	1000	11,929	1,050.00										
2020	2020-660017256	REPLOGLE, JOSH			1	118,662	1000	11,553	1,023.00										
2019	2019-660017256	REPLOGLE, JOSH			1	114,459	1000	11,187	1,005.00										
2018	2018-660017256	REPLOGLE, JOSH			1	113,364	1000	10,832	967.00										
2017	2017-660017256	REPLOGLE, JOSH			1	112,508	1000	10,488	947.00										
2016	2016-660017256	REPLOGLE, JOSH			1	109,804	1000	10,153	903.00										
2015	2015-660017256	REPLOGLE, JOSH			1	107,502	1000	9,828	878.00										
2014	2014-660017256	REPLOGLE, JOSH			1	101,287	1000	9,513	861.00										
2013	2013-660017256	REPLOGLE, JOSH			1	95,307	1000	9,207	824.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1403	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,109.00 x 6.35 = 38,792	
Factor Value		
Adjustments	1.0000	
Lot Value	38,792	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,244 / 1,244
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,244
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 18

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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	161,603	129.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	155,450 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.93	Total Misc Impr	+	7,088	
Roofing Adj	+ 4.61	Garage Cost	+	15,166	
Subfloor Adj	+ -1.19	Total RCN	=	182,904	
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	-	40,239	
Plumbing Adj	+ 11.32	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	142,665	
Adj Base Cost	= 129.14	Lot Value	+	38,792	
Total Area	x 1,244	Indicated Value	=	181,457	
Adjusted Cost	= 160,650	Value Per SqFt		145.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,665		
Lot Value	38,792		
Indicated Value	181,457	145.87	Per SqFt
Agland Value			
Site Improvements	595		
Total Value	182,052	146.34	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	41689		5x4	20	24.21		484
PATO	SLAB PORCH - OPEN	41690		12x12	144	10.47		1,508



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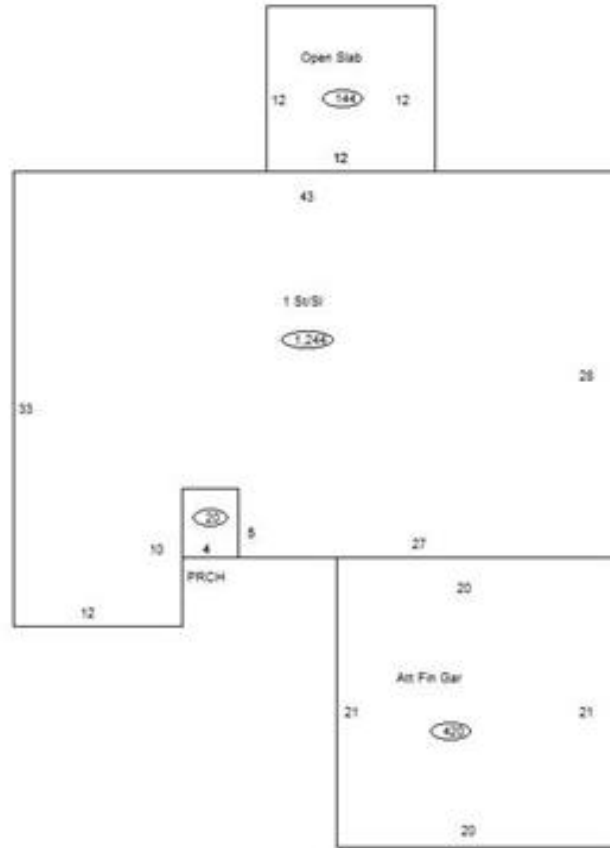
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Sketch Image

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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/SI	1,244	1.000	1,244
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	20	1.000	20
4	M	PATO		10	Open Slab	144	1.000	144
<b>Total Building Area</b>						1,244		1,244



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x6x5	Plank	Galvanized Metal	48
	Qual	2	Cond 3	Year	2000	Eff Age 20

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (30.22 x 48)	1,451		1,451	856	595