



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 660017275 Parcel ID 000000-00-0-20120-003-0018 Cadastral ID 19-20-15-02970 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339216 KATSI, STEVEN B REVOCABLE TRUST 210 N JEFFERY ST CATOOSA OK 74015-0000 Parcel Location Situs 00210 N JEFFERY ST Subdivision SHADOW VALLEY Lot/Block 0018 / 0003 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\2021-9-14\IMG_002I 9/14/2021</p>																																																	
Legal Description Lot/Long: 36.19265519 -95.75276693																																																						
LOT 18 BLOCK 3 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> </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																																													
					/	CONLEY, AMANDA L	07/27/2022	140,000	YES																																													
					1183/420	AHRENSBACH, STEVEN C &--LISA K	06/17/1999	56,500	Yes																																													
					1056/398	CONDRIY, LAURA B	02/28/1997	42,000	Yes																																													
Parcel Valuation					<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>2023</td> <td>Land Value 67,280</td> <td>67,280</td> <td>11%</td> <td>7,401</td> <td>Assessed</td> <td>15,523</td> <td>1,655.68</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 73,838</td> <td>73,838</td> <td></td> <td>8,122</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 141,118</td> <td>141,118</td> <td></td> <td>15,523</td> <td>Total Taxable</td> <td>15,523</td> <td>1,656.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2023	Land Value 67,280	67,280	11%	7,401	Assessed	15,523	1,655.68	Year Frozen	0	Improvements 73,838	73,838		8,122	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 141,118	141,118		15,523	Total Taxable	15,523	1,656.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017275	KATSI, STEVEN B	1	137,189	0	15,091	1,610.00																																															
2024	2024-660017275	KATSI, STEVEN B	1	140,000	0	15,400	1,625.00																																															
2023	2023-660017275	KATSI, STEVEN B	1	140,000	0	15,400	1,581.00																																															
2022	2022-660017275	KATSI, STEVEN B	1	73,386	0	8,072	810.00																																															
2021	2021-660017275	CONLEY, DONNIE R JR & AMANDA L	1	71,489	0	7,864	692.00																																															
2020	2020-660017275	CONLEY, DONNIE R JR & AMANDA L	1	71,308	0	7,844	695.00																																															
2019	2019-660017275	CONLEY, DONNIE R JR & AMANDA L	1	68,698	0	7,557	679.00																																															
2018	2018-660017275	CONLEY, DONNIE R JR & AMANDA L	1	67,009	0	7,371	658.00																																															
2017	2017-660017275	CONLEY, DONNIE R JR & AMANDA L	1	66,571	0	7,323	661.00																																															
2016	2016-660017275	CONLEY, DONNIE R JR & AMANDA L	1	65,202	0	7,083	630.00																																															
2015	2015-660017275	CONLEY, DONNIE R JR & AMANDA L	1	63,796	0	6,747	603.00																																															
2014	2014-660017275	CONLEY, DONNIE R JR & AMANDA L	1	58,409	0	6,425	581.00																																															
2013	2013-660017275	CONLEY, DONNIE R JR & AMANDA L	1	56,137	0	6,175	553.00																																															



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Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-14\IMG_002I 9/14/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1737							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	7,568.00 x 6.35 = 48,057							
Factor Value								
Adjustments	1.4000							
Lot Value	67,280							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood							
Base/Total Area	826 / 826							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	826							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type	312 Attached Garage - Finished							
Remodel								
Year/Eff Age	1980 / 35							
Cost Approach		Manual : 01/2025						
Base Cost	121.93	Total Misc Impr	+ 581					
Roofing Adj	+ 5.19	Garage Cost	+ 12,321					
Subfloor Adj	+ -1.34	Total RCN	= 131,854					
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 58,016					
Plumbing Adj	+ 6.76	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 73,838					
Adj Base Cost	= 144.01	Lot Value	+ 67,280					
Total Area	x 826	Indicated Value	= 141,118					
Adjusted Cost	= 118,952	Value Per SqFt	170.85					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements 73,838				
				Lot Value 67,280				
				Indicated Value 141,118 170.85 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 141,118 170.85 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41762	24		24	24.19		581



Rogers

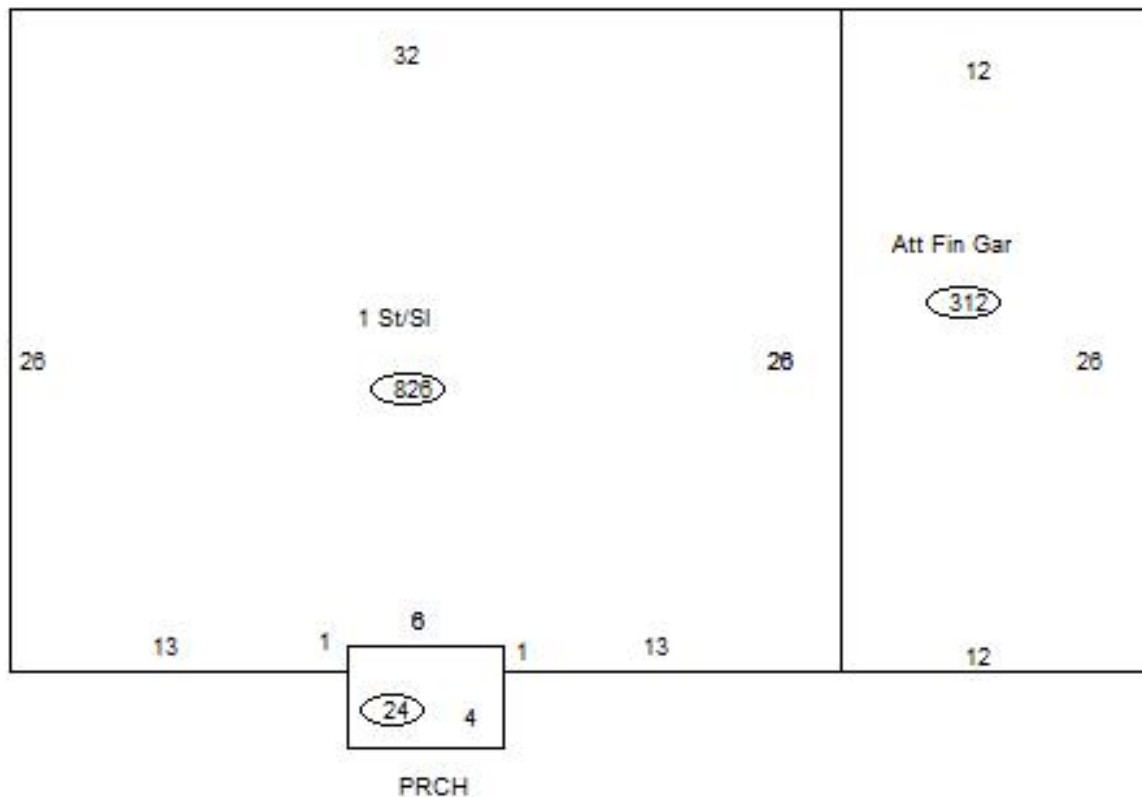
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Sketch Image

660017275



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	826	1.000	826
2	G	5		10	Att Fin Gar	312	1.000	312
3	M	PRCH		10	PRCH	24	1.000	24
Total Building Area						826		826