




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 660017278 Parcel ID 000000-00-0-20120-003-0021 Cadastral ID 19-20-15-03000 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338901 STIDMAN, JUSTIN WILL 204 N JEFFERY ST CATOOSA OK 74015-0000 Parcel Location Situs 00204 N JEFFERY ST Subdivision SHADOW VALLEY Lot/Block 0021 / 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_003' 9/14/2021</p>														
Legal Description Lot/Long: 36.19205326 -95.75272278																			
LOT 21 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										
H	Homestead	Yes	1,000	1,000	/	D1 PROPERTIES LLC	06/24/2022	180,000	YES										
H	Homestead	No	1,000		/	BURCH, SHANNON N	01/09/2020	116,000	YES										
					2232/475	BARBEE, SHANNON L	03/02/2012	93,000	YES										
					1110/548	ROBERTS, WILLIAM E	04/30/1998	40,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2023		Land Value	75,267	75,267	11%	8,279	Assessed	20,102										
Year Frozen	0		Improvements	107,480	107,480		11,823	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	182,747	182,747		20,102	Total Taxable	19,102										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017278	STIDMAN, JUSTIN WILL			1	178,547	1000	18,640	1,988.00										
2024	2024-660017278	STIDMAN, JUSTIN WILL			1	180,000	1000	18,800	1,983.00										
2023	2023-660017278	STIDMAN, JUSTIN WILL			1	180,000	1000	18,800	1,929.00										
2022	2022-660017278	STIDMAN, JUSTIN WILL			1	118,543	0	13,040	1,309.00										
2021	2021-660017278	D1 PROPERTIES LLC			1	117,070	0	12,878	1,133.00										
2020	2020-660017278	D1 PROPERTIES LLC			1	109,722	1000	10,888	964.00										
2019	2019-660017278	BURCH, SHANNON N			1	104,922	1000	10,541	947.00										
2018	2018-660017278	BURCH, SHANNON N			1	105,532	1000	10,526	940.00										
2017	2017-660017278	BURCH, SHANNON N			1	107,499	1000	10,190	920.00										
2016	2016-660017278	BURCH, SHANNON N			1	104,978	1000	9,864	877.00										
2015	2015-660017278	BURCH, SHANNON N			1	102,048	1000	9,548	853.00										
2014	2014-660017278	BURCH, SHANNON N			1	95,806	1000	9,241	836.00										
2013	2013-660017278	BURCH, SHANNON N			1	90,387	1000	8,943	800.00										



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Lot Data		Square-Foot - NBHD 1189 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.2016				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	8,780.00 x 6.35 = 55,753				
Factor Value					
Adjustments	1.3500				
Lot Value	75,267				
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-14\IMG_003' 9/14/2021</p>	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,313 / 1,313			Adusted R 0.8445	
Style	100% One Story			Indicated Value 109,241 83.20 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,313			Adjustment Model 1 2022 Residential	
Fixture/RghIn	4 /			Comparables 8	
Bed/F/H Bath	3 / 1.0 /			Indicated Value 137,840 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel	RMA -			Improvements 105,517	
Year/Eff Age	1980 / 27			Lot Value 75,267	
Cost Approach		Manual : 01/2025		Indicated Value 180,784 137.69 Per SqFt	
Base Cost	101.15	Total Misc Impr	+ 7,192	Agland Value	
Roofing Adj	+ 4.36	Garage Cost	+ 0	Site Improvements 1,963	
Subfloor Adj	+ -1.15	Total RCN	= 164,870	Total Value 182,747 139.18 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (36%)	- 59,353		
Plumbing Adj	+ 4.26	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 105,517		
Adj Base Cost	= 120.09	Lot Value	+ 75,267		
Total Area	x 1,313	Indicated Value	= 180,784		
Adjusted Cost	= 157,678	Value Per SqFt	137.69		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	41770	5x4		20	10.86	217
PRCH	SLAB PORCH - COVERED	41771	20x15		300	23.25	6,975



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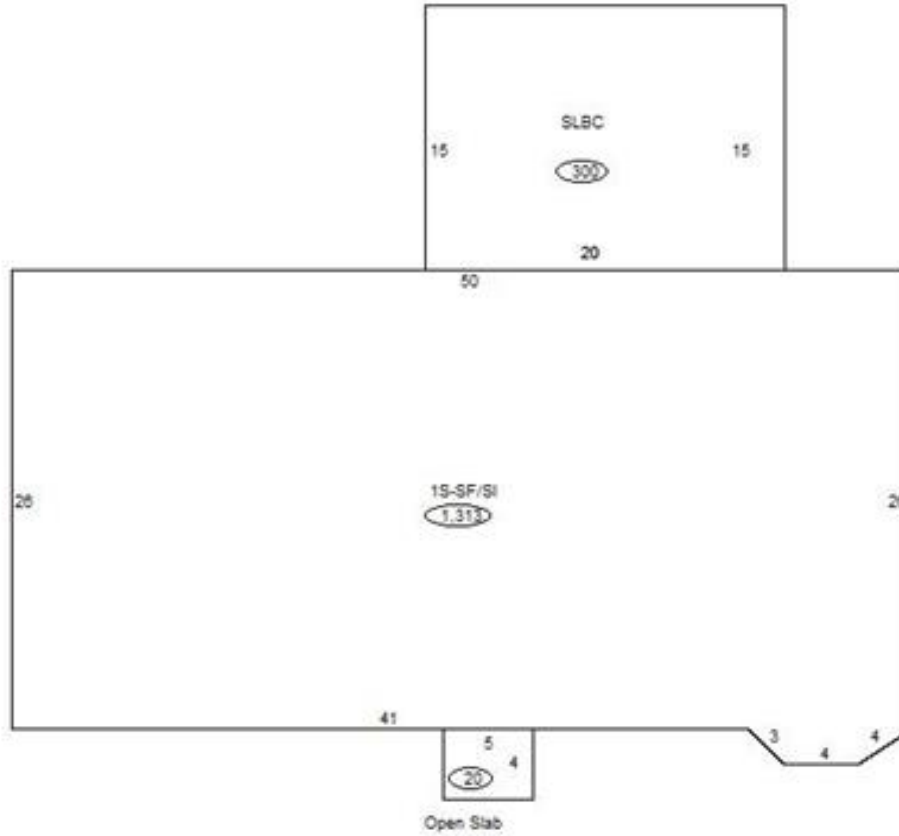
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		10	Open Slab	20	1.000	20
2	M	PRCH		10	SLBC	300	1.000	300
3	R	1	Slab	10	1S-SF/SI	1,313	1.000	1,313
Total Building Area						1,313		1,313



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2015	Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,153
				1,963