




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	660017284				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-14\IMG_006 9/15/2021</p>																			
Parcel ID	000000-00-0-20120-003-0027																							
Cadastral ID	19-20-15-03060																							
Property Type	REAL - Real Property																							
Property Class	URP	VI Area	3																					
Tax Area	1 - CATOOSA OT																							
Name ID	257915																							
ANDERSON, ALFRED L &																								
BRENDA C																								
209 CHIEF STAND WAITE DR																								
CATOOSA OK 74015-0000																								
Parcel Location																								
Situs	00209 CHIEF STAND WATIE DR																							
Subdivision	SHADOW VALLEY																							
Lot/Block	0027 / 0003	Parcel Size	1 - Lots																					
Sec/Twn/Rng	19 / 20 / 15 / 5																							
Neighborhood	1189 - R-V03-SW CATOOSA																							
School District	S002 - CATOOSA SCHOOLS																							
Legal Description																								
Lot/Long: 36.19268733 -95.75325112																								
LOT 27 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
945/157	SECRETARY OF VETERAN-AFFAIRS	01/27/1994	41,300	No																				
925/233	OWENS, MARK &	08/06/1993	0	No																				
853/596			43,000	No																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																
Remove Cap	0	Land Value	47,593	23,140	11%	2,545	Assessed	7,873 839.73																
Year Frozen	2014	Improvements	99,631	48,442		5,328	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00																
TIF Project ID	0	Total Value	147,224	71,582		7,873	Total Taxable	6,873 733.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660017284	ANDERSON, ALFRED L &	1	126,219	1000	6,874	733.00																	
2024	2024-660017284	ANDERSON, ALFRED L &	1	131,802	1000	6,874	725.00																	
2023	2023-660017284	ANDERSON, ALFRED L &	1	82,354	1000	6,874	705.00																	
2022	2022-660017284	ANDERSON, ALFRED L &	1	82,354	1000	6,874	690.00																	
2021	2021-660017284	ANDERSON, ALFRED L &	1	81,580	1000	6,874	605.00																	
2020	2020-660017284	ANDERSON, ALFRED L &	1	82,427	1000	6,874	609.00																	
2019	2019-660017284	ANDERSON, ALFRED L &	1	80,987	1000	6,874	617.00																	
2018	2018-660017284	ANDERSON, ALFRED L &	1	81,237	1000	6,874	614.00																	
2017	2017-660017284	ANDERSON, ALFRED L &	1	80,684	1000	6,874	621.00																	
2016	2016-660017284	ANDERSON, ALFRED L &	1	78,852	1000	6,874	611.00																	
2015	2015-660017284	ANDERSON, ALFRED L &	1	78,597	1000	6,874	614.00																	
2014	2014-660017284	ANDERSON, ALFRED L &	1	73,011	1000	6,874	622.00																	
2013	2013-660017284	ANDERSON, ALFRED L &	1	70,532	1000	6,645	595.00																	



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1721 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,495.00 x 6.35 = 47,593 Factor Value Adjustments 1.0000 Lot Value 47,593		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-14\IMG_006 9/15/2021</p>

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, Plywood or Ha
Base/Total Area	1,274 / 1,274
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,274
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

Cost Approach				Manual : 01/2025			
Base Cost	102.63	Total Misc Impr	+ 4,363				
Roofing Adj	+ 4.38	Garage Cost	+ 0				
Subfloor Adj	+ -1.15	Total RCN	= 163,065				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 68,487				
Plumbing Adj	+ 7.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 94,578				
Adj Base Cost	= 124.57	Lot Value	+ 47,593				
Total Area	x 1,274	Indicated Value	= 142,171				
Adjusted Cost	= 158,702	Value Per SqFt	111.59				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	112,834	88.57	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,578		
Lot Value	47,593		
Indicated Value	142,171	111.59	Per SqFt
Agland Value			
Site Improvements	5,053		
Total Value	147,224	115.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41793	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	41794	10x6		60	24.08		1,445
SOLP	Solar Panels		8		8	292.17		2,337



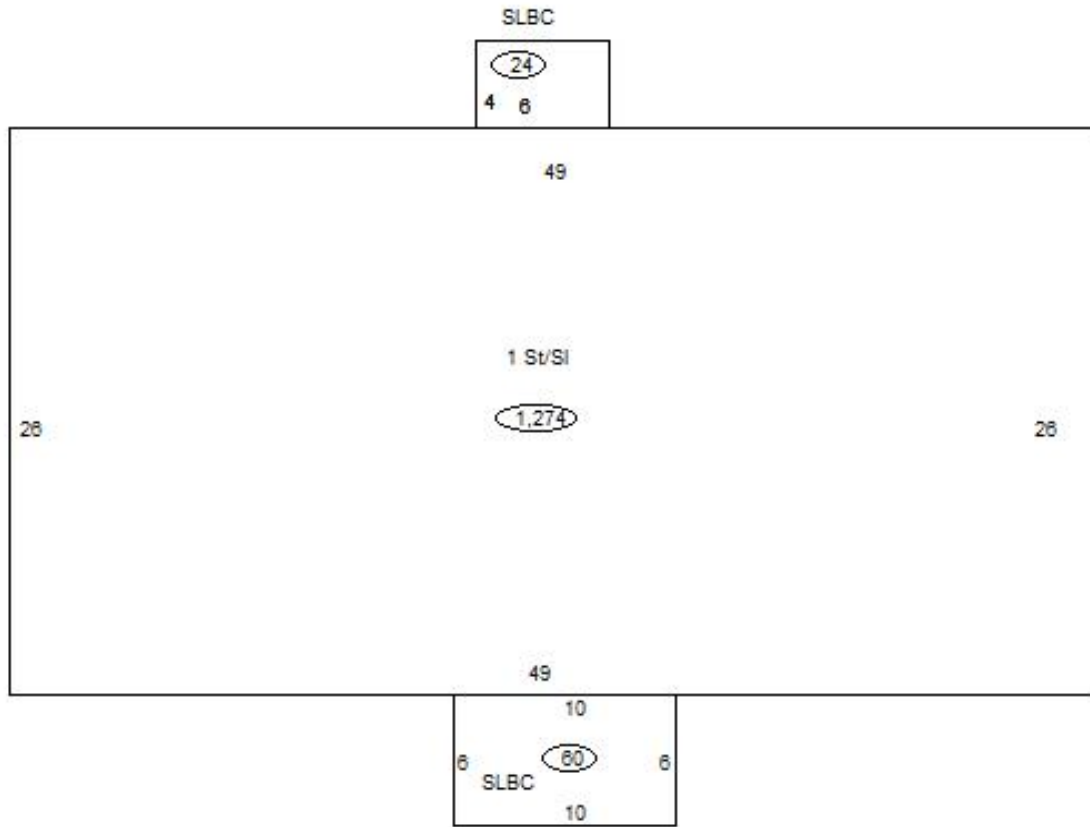
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Sketch Image

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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	1,274	1.000	1,274
2	M	PRCH		10	SLBC	24	1.000	24
3	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,274		1,274



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		8x6x6	Plank	Formed Metal	48
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (37.81 x 48)		1,815		1,815	672	1,143
PCPT	Carport - Portable		20x20x8	Concrete	Formed Metal	400
Qual	3.5	Cond 4	Year 2000	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (5.95 x 400)		2,380		2,380	1,666	714
SHDS	Shed - Small		18x10x8	Plank	Composition Shingle	180
Qual	3	Cond 4	Year 2000	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (24.08 x 180)		4,334		4,334	2,254	2,080
SHDS	Shed - Small		6x6x6	Plank	Formed Metal	36
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (37.81 x 36)		1,361		1,361	803	558
SHDS	Shed - Small		6x6x6	Plank	Formed Metal	36
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (37.81 x 36)		1,361		1,361	803	558