



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	660017290													
Parcel ID	000000-00-0-20120-004-0003													
Cadastral ID	19-20-15-03120													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	334225													
CROMBIE, PATRICIA & JERRY														
314 N JENNIFER CATOOSA OK 74015-0000														
Parcel Location														
Situs	00314 N JENNIFER ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0003 / 0004	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: 36.19600051 -95.75531181														
Building Permits														
LOT 3 BLOCK 4 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					
					/	SANDERS, TODD O	04/13/2021	184,000	YES					
					2328/784	TEDFORD, JOHN C &	04/26/2013	100,000	YES					
					2240/196	PNC BANK NA	04/05/2012	84,000	3					
					2196/297	CHANDLER, TRAVIS D &	09/12/2011	0	10					
					1699/35	NUNES, BARTHOLOMEW J &	07/22/2005	110,000	YES					
					1116/362	GLOVER PROPERTIES, INC C/O-DEA	06/05/1998	81,500	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2022	Land Value	49,581	49,581	11%	5,454	Assessed	22,202	2,368.07					
Year Frozen	0	Improvements	152,250	152,250		16,748	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	201,831	201,831		22,202	Total Taxable	22,202	2,368.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660017290	CROMBIE, PATRICIA & JERRY			1	194,588	0	21,405	2,283.00					
2024	2024-660017290	CROMBIE, PATRICIA & JERRY			1	204,920	0	21,252	2,242.00					
2023	2023-660017290	CROMBIE, PATRICIA & JERRY			1	184,000	0	20,240	2,077.00					
2022	2022-660017290	CROMBIE, PATRICIA & JERRY			1	184,000	0	20,240	2,032.00					
2021	2021-660017290	CROMBIE, PATRICIA & JERRY			1	120,370	0	13,241	1,165.00					
2020	2020-660017290	SANDERS, TODD O			1	119,801	0	13,178	1,167.00					
2019	2019-660017290	SANDERS, TODD O			1	114,557	0	12,601	1,132.00					
2018	2018-660017290	SANDERS, TODD O			1	114,792	0	12,627	1,127.00					
2017	2017-660017290	SANDERS, TODD O			1	113,898	0	12,529	1,131.00					
2016	2016-660017290	SANDERS, TODD O			1	111,165	0	12,228	1,088.00					
2015	2015-660017290	SANDERS, TODD O			1	108,551	0	11,941	1,067.00					
2014	2014-660017290	SANDERS, TODD O			1	103,467	0	11,381	1,030.00					
2013	2013-660017290	SANDERS, TODD O			1	97,487	0	10,724	960.00					



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1792	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,808.00 x 6.35 = 49,581	
Factor Value		
Adjustments	1.0000	
Lot Value	49,581	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,431 / 1,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,431
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_000! 9/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,624	122.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	173,350 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.74	Total Misc Impr	+	7,065	
Roofing Adj	+ 4.57	Garage Cost	+	15,678	
Subfloor Adj	+ -1.20	Total RCN	=	206,512	
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	55,758	
Plumbing Adj	+ 9.84	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	150,754	
Adj Base Cost	= 128.42	Lot Value	+	49,581	
Total Area	x 1,431	Indicated Value	=	200,335	
Adjusted Cost	= 183,769	Value Per SqFt		140.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,754		
Lot Value	49,581		
Indicated Value	200,335	140.00	Per SqFt
Agland Value			
Site Improvements	1,496		
Total Value	201,831	141.04	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	41815		6x5	30	24.17		725
PATO	SLAB PORCH - OPEN	41816		116	116	10.72		1,244



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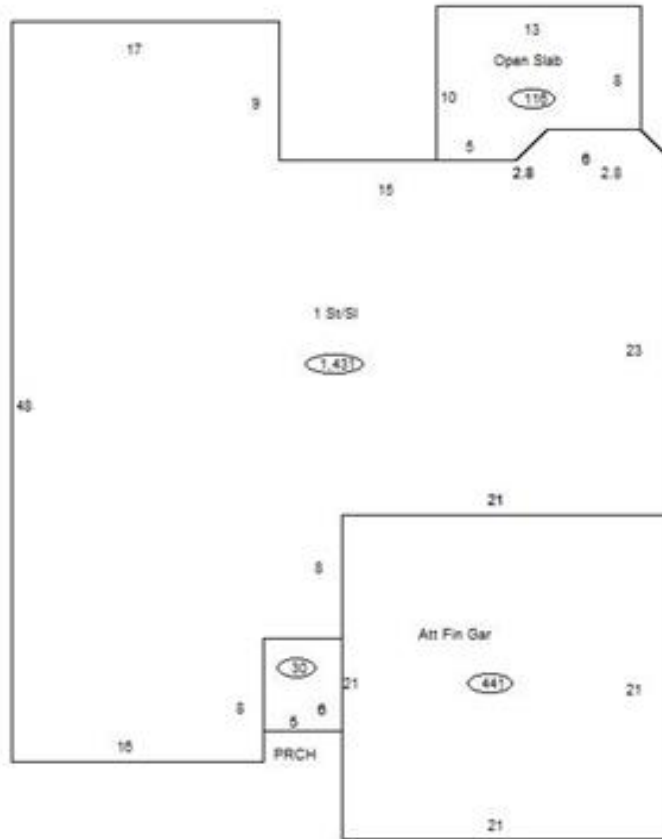
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Sketch Image

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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	1,431	1.000	1,431
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	PRCH	30	1.000	30
4	M	PATO		10	Open Slab	116	1.000	116
Total Building Area						1,431		1,431



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80
	Qual	3	Cond	3	Year	2015
				Eff Age	8	

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	878
				1,496