



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	660017291				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_001: 9/15/2021</p>				
Parcel ID	000000-00-0-20120-004-0004								
Cadastral ID	19-20-15-03130								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	336496								
BICKERSTAFF, WILLIAM									
1604 E LITTLE ROCK ST BROKEN ARROW OK 74011-0000									
Parcel Location									
Situs	00312 N JENNIFER ST								
Subdivision	SHADOW VALLEY								
Lot/Block	0004 / 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: 36.19580811 -95.75528349									
Building Permits									
LOT 4 BLOCK 4 SHADOW VALLEY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	PARRISH, HARLEY R JR ESTATE	11/10/2021	145,000	YES
Sale History									
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	56,693	49,620	11%	5,458	Assessed	18,464	1,969.37
Year Frozen	0	Improvements	118,235	118,235		13,006	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	174,928	167,855		18,464	Total Taxable	18,464	1,969.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017291	BICKERSTAFF, WILLIAM	1	171,500	0	17,585	1,876.00		
2024	2024-660017291	BICKERSTAFF, WILLIAM	1	180,182	0	16,748	1,767.00		
2023	2023-660017291	BICKERSTAFF, WILLIAM	1	145,000	0	15,950	1,637.00		
2022	2022-660017291	BICKERSTAFF, WILLIAM	1	145,000	0	15,950	1,601.00		
2021	2021-660017291	PARRISH, HARLEY R JR	1	117,996	1000	11,980	1,054.00		
2020	2020-660017291	PARRISH, HARLEY R JR	1	117,440	1000	11,722	1,038.00		
2019	2019-660017291	PARRISH, HARLEY R JR	1	112,289	1000	11,352	1,019.00		
2018	2018-660017291	PARRISH, HARLEY R JR	1	112,520	1000	11,201	1,000.00		
2017	2017-660017291	PARRISH, HARLEY R JR	1	111,633	1000	10,846	979.00		
2016	2016-660017291	PARRISH, HARLEY R JR	1	108,991	1000	10,501	934.00		
2015	2015-660017291	PARRISH, HARLEY R JR	1	105,830	1000	10,167	909.00		
2014	2014-660017291	PARRISH, HARLEY R JR	1	100,677	1000	9,841	890.00		
2013	2013-660017291	PARRISH, HARLEY R JR	1	95,738	1000	9,525	853.00		




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Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_001: 9/15/2021</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.205							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	8,928.00 x 6.35 = 56,693							
Factor Value								
Adjustments	1.0000							
Lot Value	56,693							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,340 / 1,340							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,340							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	484 Attached Garage - Finished							
Remodel								
Year/Eff Age	1988 / 29							
Cost Approach		Manual : 01/2025						
Base Cost	105.01	Total Misc Impr	+	2,016				
Roofing Adj	+ 4.44	Garage Cost	+	16,761				
Subfloor Adj	+ -1.15	Total RCN	=	193,352				
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	75,407				
Plumbing Adj	+ 10.51	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	117,945				
Adj Base Cost	= 130.28	Lot Value	+	56,693				
Total Area	x 1,340	Indicated Value	=	174,638				
Adjusted Cost	= 174,575	Value Per SqFt		130.33				
		GRM Approach						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		Multiple Regression						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 160,436 119.73 Per SqFt						
		Direct Comparables						
		Selection Model A Adam Test						
		Adjustment Model 1 2022 Residential						
		Comparables 8						
		Indicated Value 176,240 Per SqFt						
		Value Reconciliation						
		Selected Approach Cost Approach						
		Improvements 117,945						
		Lot Value 56,693						
		Indicated Value 174,638 130.33 Per SqFt						
		Agland Value						
		Site Improvements 290						
		Total Value 174,928 130.54 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	41819	14x6		84	24.00		2,016



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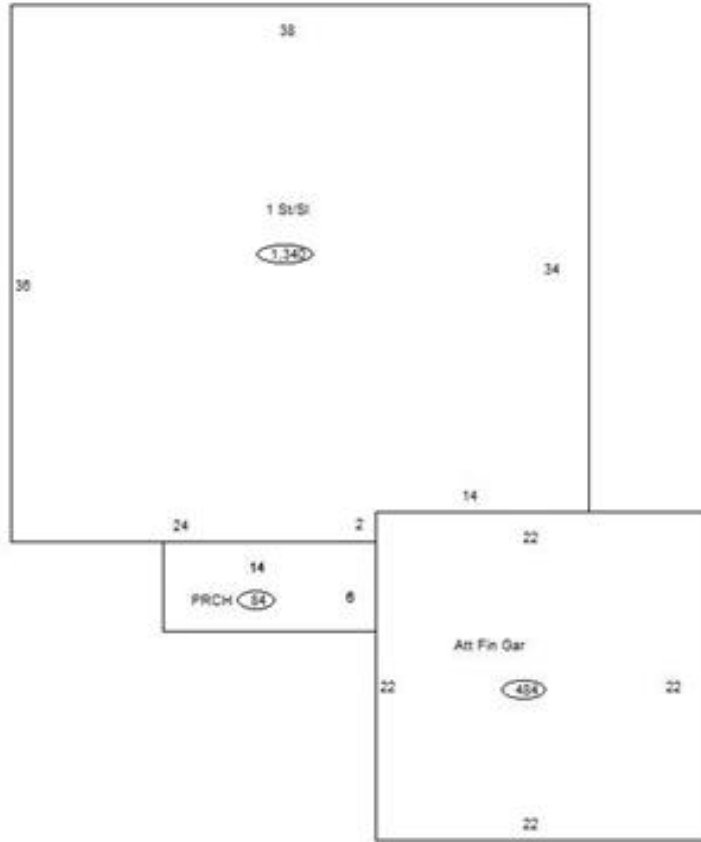
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Sketch Image

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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/Sl	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	PRCH	84	1.000	84
Total Building Area						1,340		1,340



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x6x4	Plank	Galvanized Metal	48
	Qual 2	Cond 5	Year 1940	Eff Age 39		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (30.22 x 48)	1,451		1,451	1,161
				290