



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:41:54
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Assessment Data					Primary Image														
Account 660017302 Parcel ID 000000-00-0-20120-004-0015 Cadastral ID 19-20-15-03240 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338863 TIPTON, TAVIAN AHMAD 226 N JENNIFER CATOOSA OK 74015-2146 Parcel Location Situs 00226 N JENNIFER ST Subdivision SHADOW VALLEY Lot/Block 0015 / 0004 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\2021-9-15\IMG_005(9/15/2021</p>														
Legal Description Lat/Long: 36.19395897 -95.75531728																			
LOT 15 BLOCK 4 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 colspan="5"> </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										
					/	NELSON, KAYCE L & DOUGLAS	06/09/2022	180,000	YES										
					2619/367	PRYOR, MARK G &	03/16/2017	103,500	YES										
					2456/19	PRYOR, MARK G	02/09/2015	0	4										
					1395/414	BOWDLE, ERIC S &	07/26/2002	79,000	YES										
					1100/396	MARTIN, DANIEL BOYD	02/18/1998	62,500	Yes										
					978/14	EQUELS, ROBERT E	12/30/1994	55,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2023		Land Value	77,333	77,333	11%	8,507	Assessed	20,351										
Year Frozen	0		Improvements	109,353	107,672		11,844	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	186,686	185,005		20,351	Total Taxable	20,351										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017302	TIPTON, TAVIAN AHMAD			1	176,196	0	19,382	2,067.00										
2024	2024-660017302	TIPTON, TAVIAN AHMAD			1	180,000	0	19,800	2,089.00										
2023	2023-660017302	TIPTON, TAVIAN AHMAD			1	180,000	0	19,800	2,032.00										
2022	2022-660017302	TIPTON, TAVIAN AHMAD			1	100,207	0	11,023	1,106.00										
2021	2021-660017302	NELSON, KAYCE L & DOUGLAS			1	103,319	0	11,365	1,000.00										
2020	2020-660017302	NELSON, KAYCE L & DOUGLAS			1	104,110	0	11,452	1,014.00										
2019	2019-660017302	NELSON, KAYCE L & DOUGLAS			1	102,487	0	11,274	1,012.00										
2018	2018-660017302	NELSON, KAYCE L & DOUGLAS			1	102,401	0	11,264	1,005.00										
2017	2017-660017302	NELSON, KAYCE L & DOUGLAS			1	97,449	0	10,719	968.00										
2016	2016-660017302	PRYOR, MARK G &			1	95,235	0	10,476	932.00										
2015	2015-660017302	PRYOR, MARK G &			1	94,517	0	10,215	913.00										
2014	2014-660017302	PRYOR, MARK G			1	89,203	0	9,728	880.00										
2013	2013-660017302	PRYOR, MARK G			1	84,229	0	9,265	829.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.215	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,368.00 x 6.35 = 59,487	
Factor Value		
Adjustments	1.3000	
Lot Value	77,333	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,128
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 29



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	132,785	117.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	169,140 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	114.96	Total Misc Impr	+	9,257	
Roofing Adj	+ 4.86	Garage Cost	+	14,109	
Subfloor Adj	+ -1.26	Total RCN	=	179,267	
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	69,914	
Plumbing Adj	+ 8.18	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	109,353	
Adj Base Cost	= 138.21	Lot Value	+	77,333	
Total Area	x 1,128	Indicated Value	=	186,686	
Adjusted Cost	= 155,901	Value Per SqFt		165.50	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,353		
Lot Value	77,333		
Indicated Value	186,686	165.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,686	165.50	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	41862	6x2		12	24.23		291
PATO	SLAB PORCH - OPEN	41863	34x14		476	8.13		3,870

