



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	660017305													
Parcel ID	000000-00-0-20120-005-0003													
Cadastral ID	19-20-15-03270													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	347903													
LAXTON, DUSTIN & SYDNEY														
509 W RYAN CATOOSA OK 74015-0000														
Parcel Location														
Situs	00509 W RYAN ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0003 / 0005	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: 36.19672126 -95.75482770														
LOT 3 BLOCK 5 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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	DUVALL, RYAN D	08/14/2025	230,000	YES					
					1831/570	CAROTHERS, BENNY C &~JOANNIE B	12/08/2006	110,000	YES					
					1137/150	GLOVER PROPERTIES, INC C/O-DEAN	10/09/1998	89,500	Yes					
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No					
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2026	Land Value	55,501	55,501	11%	6,105	Assessed	25,896	2,762.07					
Year Frozen	0	Improvements	179,916	179,916		19,791	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	235,417	235,417		25,896	Total Taxable	25,896	2,762.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017305	LAXTON, DUSTIN & SYDNEY	1	200,719	1000	15,233	1,625.00							
2024	2024-660017305	DUVALL, RYAN D	1	211,323	1000	14,760	1,557.00							
2023	2023-660017305	DUVALL, RYAN D	1	139,100	1000	14,301	1,468.00							
2022	2022-660017305	DUVALL, RYAN D	1	142,460	1000	14,043	1,410.00							
2021	2021-660017305	DUVALL, RYAN D	1	132,769	1000	13,605	1,197.00							
2020	2020-660017305	DUVALL, RYAN D	1	132,023	1000	13,281	1,176.00							
2019	2019-660017305	DUVALL, RYAN D	1	126,042	1000	12,865	1,155.00							
2018	2018-660017305	DUVALL, RYAN D	1	124,064	1000	12,525	1,118.00							
2017	2017-660017305	DUVALL, RYAN D	1	123,110	1000	12,131	1,095.00							
2016	2016-660017305	DUVALL, RYAN D	1	120,080	1000	11,749	1,045.00							
2015	2015-660017305	DUVALL, RYAN D	1	117,211	1000	11,378	1,017.00							
2014	2014-660017305	DUVALL, RYAN D	1	113,338	1000	11,017	997.00							
2013	2013-660017305	DUVALL, RYAN D	1	106,570	1000	10,667	955.00							



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1901	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,280.00 x 6.35 = 52,578	
Factor Value		
Adjustments	1.0556	
Lot Value	55,501	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,471 / 1,471
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,471
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	STANDARD -
Year/Eff Age	1998 / 14

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,492	119.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	167,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.00	Total Misc Impr	+	11,120			
Roofing Adj	+ 4.54	Garage Cost	+	15,646			
Subfloor Adj	+ -1.17	Total RCN	=	214,186			
Heat/Cool Adj	+ 11.47	Depreciation (16%)	-	34,270			
Plumbing Adj	+ 9.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	179,916			
Adj Base Cost	= 127.41	Lot Value	+	55,501			
Total Area	x 1,471	Indicated Value	=	235,417			
Adjusted Cost	= 187,420	Value Per SqFt		160.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,916		
Lot Value	55,501		
Indicated Value	235,417	160.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,417	160.04	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	41874	6x4		24	24.19		581
PRCH	Porch	41875	232		232	23.46		5,443



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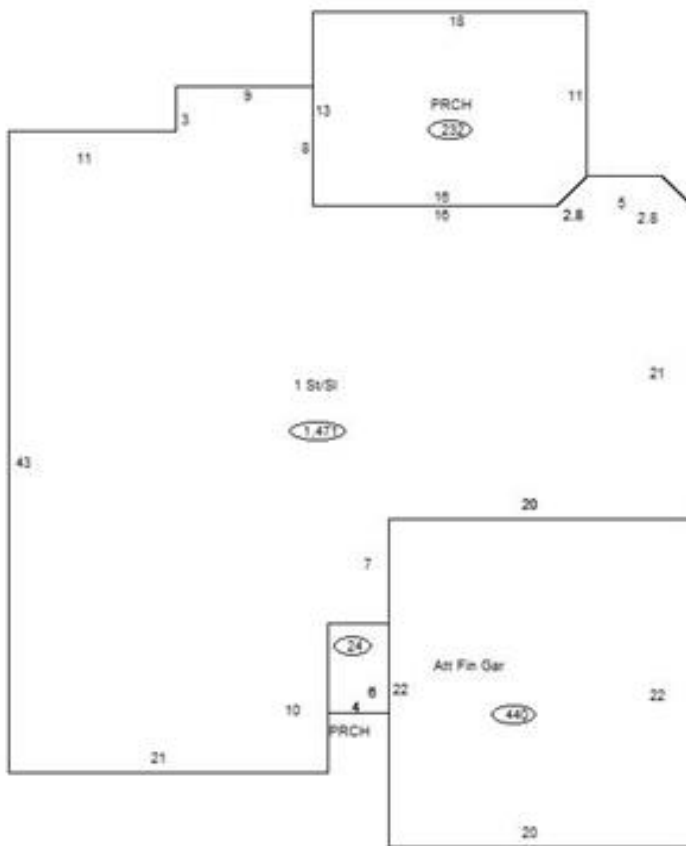
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Sketch Image

660017305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,471	1.000	1,471
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	PRCH	24	1.000	24
4	M	PRCH		10	PRCH	232	1.000	232
Total Building Area						1,471		1,471