




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	660017307				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_006! 9/15/2021</p>									
Parcel ID	000000-00-0-20120-005-0005													
Cadastral ID	19-20-15-03290													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	347990													
SMITH, HAILEY ANN & KALEB GIDDEON														
505 W RYAN ST CATOOSA OK 74015-0000														
Parcel Location														
Situs	00505 W RYAN ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0005 / 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: 36.19678525 -95.75457553														
LOT 5 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></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										
/	CSBT INVESTMENT PROPERTIES LLC	08/22/2025	214,000	YES										
2599/76	DUNCAN, CALEB ROSS	12/09/2016	110,000	YES										
2259/176	DUCKWORTH, CLINTON	07/18/2012	105,000	YES										
1950/21	FEDERAL HOME LOAN MTG CORP	03/25/2008	0	3										
1908/369	STALNAKER, WOODROW M III &	10/02/2007	0	10										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2026	Land Value	92,545	92,545	11%	10,180	Assessed	23,876 2,546.61						
Year Frozen	0	Improvements	124,511	124,511		13,696	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	217,056	217,056		23,876	Total Taxable	22,876 2,440.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017307	SMITH, HAILEY ANN &	1	165,556	0	14,625	1,560.00							
2024	2024-660017307	CSBT INVESTMENT PROPERTIES LLC	1	173,418	0	13,928	1,469.00							
2023	2023-660017307	CSBT INVESTMENT PROPERTIES LLC	1	120,593	0	13,265	1,361.00							
2022	2022-660017307	CSBT INVESTMENT PROPERTIES LLC	1	115,929	0	12,752	1,280.00							
2021	2021-660017307	CSBT INVESTMENT PROPERTIES LLC	1	118,158	0	12,997	1,143.00							
2020	2020-660017307	CSBT INVESTMENT PROPERTIES LLC	1	117,633	0	12,940	1,146.00							
2019	2019-660017307	CSBT INVESTMENT PROPERTIES LLC	1	112,510	0	12,376	1,111.00							
2018	2018-660017307	CSBT INVESTMENT PROPERTIES LLC	1	111,598	0	12,276	1,096.00							
2017	2017-660017307	CSBT INVESTMENT PROPERTIES LLC	1	110,725	0	12,180	1,100.00							
2016	2016-660017307	DUNCAN, CALEB ROSS	1	121,417	0	13,356	1,188.00							
2015	2015-660017307	DUNCAN, CALEB ROSS	1	117,793	0	12,747	1,139.00							
2014	2014-660017307	DUNCAN, CALEB ROSS	1	111,712	0	12,141	1,098.00							
2013	2013-660017307	DUNCAN, CALEB ROSS &	1	105,115	0	11,563	1,035.00							



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1876	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,171.00 x 6.35 = 51,886	
Factor Value		
Adjustments	1.7836	
Lot Value	92,545	

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	1,193 / 1,193
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,193
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Finished
Remodel	
Year/Eff Age	1988 / 26

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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	144,667	121.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	169,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.91	Total Misc Impr	+	8,489			
Roofing Adj	+ 4.76	Garage Cost	+	14,635			
Subfloor Adj	+ -1.22	Total RCN	=	189,810			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	66,434			
Plumbing Adj	+ 11.80	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,376			
Adj Base Cost	= 139.72	Lot Value	+	92,545			
Total Area	x 1,193	Indicated Value	=	215,921			
Adjusted Cost	= 166,686	Value Per SqFt		180.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,376		
Lot Value	92,545		
Indicated Value	215,921	180.99	Per SqFt
Agland Value			
Site Improvements	1,135		
Total Value	217,056	181.94	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	41882		88	88	23.99		2,111
PATO	SLAB PORCH - OPEN	41883	12x10		120	10.68		1,282



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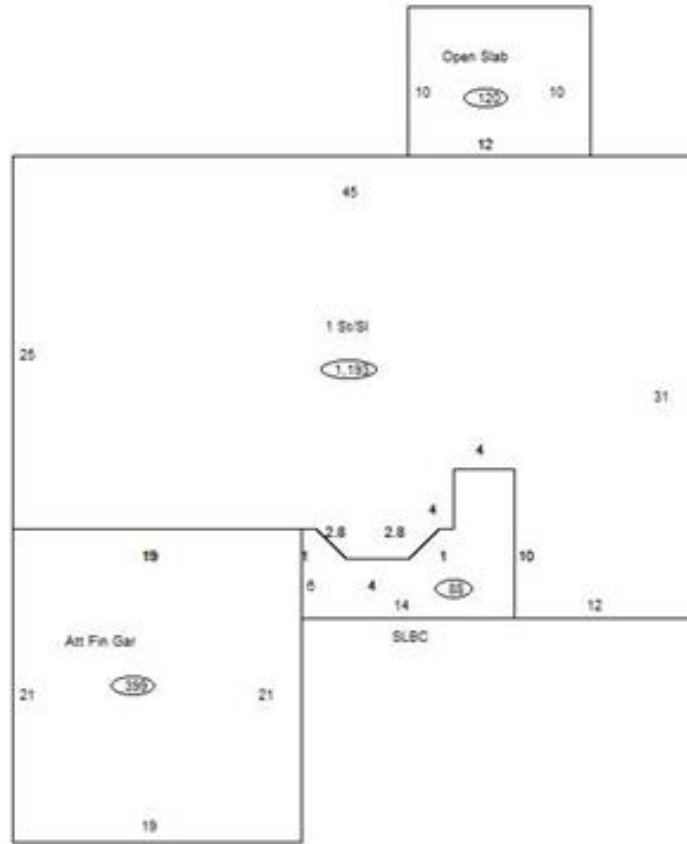
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Sketch Image

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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	1,193	1.000	1,193
2	G	5		10	Att Fin Gar	399	1.000	399
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,193		1,193



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	6x16x6	Plank	Formed Metal	96		
	Qual	3	Cond	3	Year	2000	Eff Age	20

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (28.83 x 96)	2,768		2,768	1,633	1,135