



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660017311 <b>Parcel ID</b> 000000-00-0-20120-006-0002 <b>Cadastral ID</b> 19-20-15-03330 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 320157 BROWN, SHAWNDA & JESSIE RYAN-BROWN  506 W RYAN ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00506 W RYAN ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0002 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1189 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-15\IMG_007 9/15/2021</p>														
<b>Legal Description</b> Lat/Long: 36.19633095 -95.75455111																			
LOT 2 BLOCK 6 SHADOW VALLEY					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2596/382	TURNER, WILLIAM T &	11/22/2016	127,500	YES										
					1895/101	WEYGAND, JORDAN P &	08/24/2007	110,000	YES										
					1765/187	JONES, TIMOTHY PAUL &	04/07/2006	107,500	YES										
					1322/603	HAEFNER, JANICE DAWN	09/28/2001	91,500	YES										
					1108/611	GLOVER PROPERTIES, INC C/O-DEA	04/16/1998	81,500	Yes										
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2017		Land Value 47,066	29,628	11%	3,259	Assessed	17,756	1,893.85										
Year Frozen	0		Improvements 150,859	131,791		14,497	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		<b>Total Value</b> 197,925	161,419		17,756	<b>Total Taxable</b>	16,756	1,787.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660017311	BROWN, SHAWNDA &			1	186,300	1000	16,239	1,732.00										
2024	2024-660017311	BROWN, SHAWNDA &			1	196,169	1000	15,737	1,660.00										
2023	2023-660017311	BROWN, SHAWNDA &			1	151,168	1000	15,250	1,565.00										
2022	2022-660017311	BROWN, SHAWNDA &			1	151,253	1000	14,776	1,483.00										
2021	2021-660017311	BROWN, SHAWNDA &			1	139,244	1000	14,317	1,260.00										
2020	2020-660017311	BROWN, SHAWNDA &			1	138,402	1000	13,952	1,236.00										
2019	2019-660017311	BROWN, SHAWNDA &			1	131,969	1000	13,517	1,214.00										
2018	2018-660017311	BROWN, SHAWNDA &			1	131,403	1000	13,454	1,201.00										
2017	2017-660017311	BROWN, SHAWNDA &			1	130,339	1000	13,337	1,204.00										
2016	2016-660017311	TURNER, WILLIAM T &			1	114,122	0	12,553	1,116.00										
2015	2015-660017311	TURNER, WILLIAM T &			1	111,682	0	12,195	1,090.00										
2014	2014-660017311	TURNER, WILLIAM T &			1	107,633	0	11,614	1,051.00										
2013	2013-660017311	TURNER, WILLIAM T &			1	101,246	0	11,061	990.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1702 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,412.00 x 6.35 = 47,066 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 47,066		

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Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,368 / 1,368
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,368
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 19

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	171,140	125.10	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	184,340		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.92	<b>Total Misc Impr</b>	+ 7,065				
<b>Roofing Adj</b>	+ 4.62	<b>Garage Cost</b>	+ 16,207				
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 198,499				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 24%)</b>	- 47,640				
<b>Plumbing Adj</b>	+ 10.29	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 150,859				
<b>Adj Base Cost</b>	= 128.09	<b>Lot Value</b>	+ 47,066				
<b>Total Area</b>	x 1,368	<b>Indicated Value</b>	= 197,925				
<b>Adjusted Cost</b>	= 175,227	<b>Value Per SqFt</b>	144.68				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	150,859		
<b>Lot Value</b>	47,066		
<b>Indicated Value</b>	197,925	144.68	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	197,925	144.68	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	41900	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	41901	116		116	10.72		1,244



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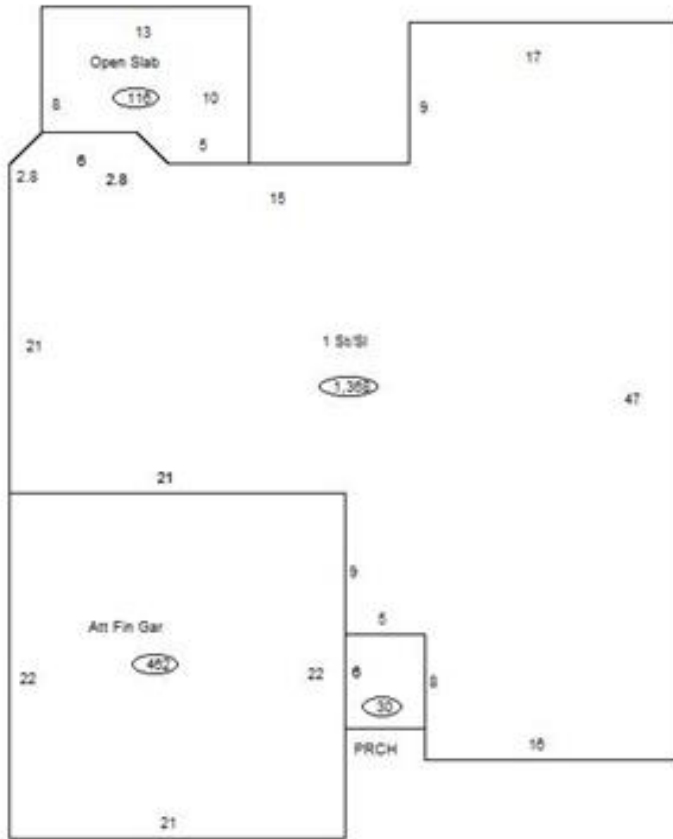
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### Sketch Image

660017311



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,368	1.000	1,368
2	G	5		10	Att Fin Gar	462	1.000	462
3	M	PRCH		10	PRCH	30	1.000	30
4	M	PATO		10	Open Slab	116	1.000	116
<b>Total Building Area</b>						<b>1,368</b>		<b>1,368</b>