



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	660017317				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-17\IMG_001' 9/17/2021</p>				
Parcel ID	000000-00-0-20120-006-0008								
Cadastral ID	19-20-15-03390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	271415								
BINGAMAN, DAN A & LORI L									
309 N JENNIFER CATOOSA OK 74015-0000									
Parcel Location									
Situs	00309 N JENNIFER ST								
Subdivision	SHADOW VALLEY								
Lot/Block	0008 / 0006	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: 36.19561574 -95.75473095									
Building Permits									
LOT 8 BLOCK 6 SHADOW VALLEY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1175/591	GLOVER PROPERTIES, INC C/O-DEA	06/04/1999	94,500	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	2000	Land Value	58,420	29,703	11%	3,267	Assessed	18,308	1,952.73
Year Frozen	0	Improvements	174,562	136,734		15,041	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	232,982	166,437		18,308	Total Taxable	17,308	1,846.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017317	BINGAMAN, DAN A & LORI L	1	211,932	1000	16,775	1,789.00		
2024	2024-660017317	BINGAMAN, DAN A & LORI L	1	222,851	1000	16,257	1,715.00		
2023	2023-660017317	BINGAMAN, DAN A & LORI L	1	158,481	1000	15,755	1,617.00		
2022	2022-660017317	BINGAMAN, DAN A & LORI L	1	156,789	1000	15,266	1,532.00		
2021	2021-660017317	BINGAMAN, DAN A & LORI L	1	145,237	1000	14,793	1,301.00		
2020	2020-660017317	BINGAMAN, DAN A & LORI L	1	142,969	1000	14,333	1,269.00		
2019	2019-660017317	BINGAMAN, DAN A & LORI L	1	137,692	1000	13,886	1,247.00		
2018	2018-660017317	BINGAMAN, DAN A & LORI L	1	137,293	1000	13,453	1,201.00		
2017	2017-660017317	BINGAMAN, DAN A & LORI L	1	136,164	1000	13,032	1,177.00		
2016	2016-660017317	BINGAMAN, DAN A & LORI L	1	132,719	1000	12,623	1,123.00		
2015	2015-660017317	BINGAMAN, DAN A & LORI L	1	129,549	1000	12,227	1,093.00		
2014	2014-660017317	BINGAMAN, DAN A & LORI L	1	123,613	1000	11,842	1,071.00		
2013	2013-660017317	BINGAMAN, DAN A & LORI L	1	116,113	1000	11,468	1,026.00		



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2112	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,200.00 x 6.35 = 58,420	
Factor Value		
Adjustments	1.0000	
Lot Value	58,420	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,546 / 1,546
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,546
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 16

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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	179,534	116.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	191,210		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,562		
Lot Value	58,420		
Indicated Value	232,982	150.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,982	150.70	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.98	Total Misc Impr	+	7,263			
Roofing Adj	+ 4.48	Garage Cost	+	15,166			
Subfloor Adj	+ -1.15	Total RCN	=	215,509			
Heat/Cool Adj	+ 11.47	Depreciation (19%)	-	40,947			
Plumbing Adj	+ 9.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	174,562			
Adj Base Cost	= 124.89	Lot Value	+	58,420			
Total Area	x 1,546	Indicated Value	=	232,982			
Adjusted Cost	= 193,080	Value Per SqFt		150.70			

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	41923	7x4		28	24.18		677
PATO	SLAB PORCH - OPEN	41924	142		142	10.49		1,490



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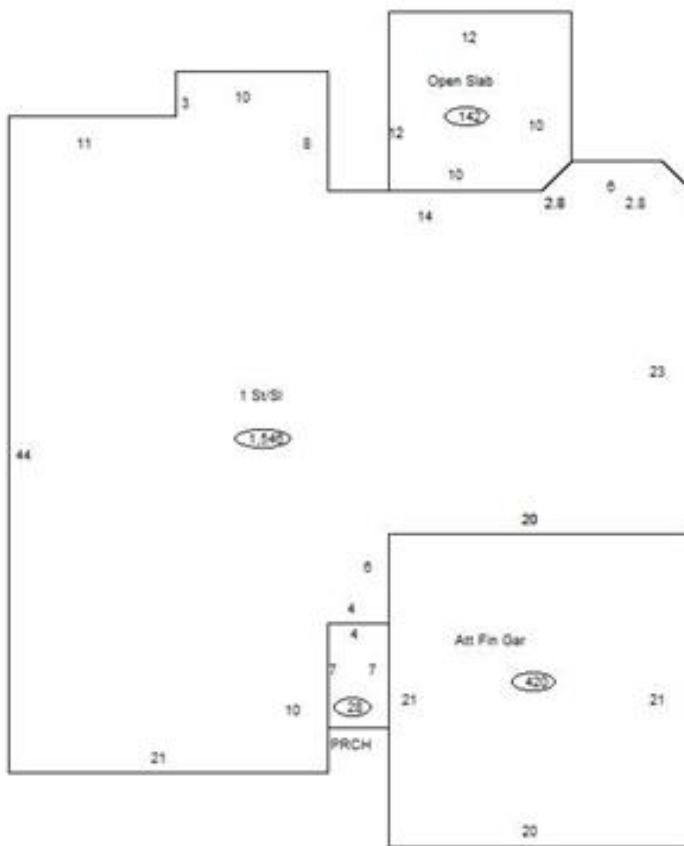
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Sketch Image

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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	1,546	1.000	1,546
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	28	1.000	28
4	M	PATO		10	Open Slab	142	1.000	142
Total Building Area						1,546		1,546