



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:42:26
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Assessment Data					Primary Image									
Account	660017320				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-17\IMG_002' 9/17/2021</p>									
Parcel ID	000000-00-0-20120-006-0011													
Cadastral ID	19-20-15-03420													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	186894													
MCANINCH, TONY L														
303 N JENNIFER CATOOSA OK 74015-0000														
Parcel Location														
Situs	00303 N JENNIFER ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0011 / 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: 36.19509157 -95.75468096														
Building Permits														
LOT 11 BLOCK 6 SHADOW VALLEY														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	57,118	29,429	11%	3,237	Assessed	11,189	1,193.42					
Year Frozen	0	Improvements	89,960	72,292		7,952	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	147,078	101,721		11,189	Total Taxable	10,189	1,087.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017320	MCANINCH, TONY L	1	136,982	1000	9,864	1,052.00							
2024	2024-660017320	MCANINCH, TONY L	1	143,037	1000	9,547	1,007.00							
2023	2023-660017320	MCANINCH, TONY L	1	93,091	1000	9,240	948.00							
2022	2022-660017320	MCANINCH, TONY L	1	94,377	1000	9,381	942.00							
2021	2021-660017320	MCANINCH, TONY L	1	97,118	1000	9,574	842.00							
2020	2020-660017320	MCANINCH, TONY L	1	95,778	1000	9,267	821.00							
2019	2019-660017320	MCANINCH, TONY L	1	93,687	1000	8,968	805.00							
2018	2018-660017320	MCANINCH, TONY L	1	93,024	1000	8,677	775.00							
2017	2017-660017320	MCANINCH, TONY L	1	92,343	1000	8,396	758.00							
2016	2016-660017320	MCANINCH, TONY L	1	90,242	1000	8,122	722.00							
2015	2015-660017320	MCANINCH, TONY L	1	87,902	1000	7,856	702.00							
2014	2014-660017320	MCANINCH, TONY L	1	81,517	1000	7,598	687.00							
2013	2013-660017320	MCANINCH, TONY L	1	77,032	1000	7,348	658.00							



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2065	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,995.00 x 6.35 = 57,118	
Factor Value		
Adjustments	1.0000	
Lot Value	57,118	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,070 / 1,070
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,070
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	286 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31



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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	117,352	109.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	136,510		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,294		
Lot Value	57,118		
Indicated Value	139,412	130.29	Per SqFt
Agland Value			
Site Improvements	7,666		
Total Value	147,078	137.46	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.89	Total Misc Impr	+	1,717	
Roofing Adj	+ 4.22	Garage Cost	+	9,818	
Subfloor Adj	+ 0.00	Total RCN	=	144,376	
Heat/Cool Adj	+ 10.30	Depreciation (43%)	-	62,082	
Plumbing Adj	+ 7.74	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	82,294	
Adj Base Cost	= 124.15	Lot Value	+	57,118	
Total Area	x 1,070	Indicated Value	=	139,412	
Adjusted Cost	= 132,841	Value Per SqFt		130.29	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41935	6x4		24	21.22		509
PATO	SLAB PORCH - OPEN	41936	12x10		120	10.07		1,208



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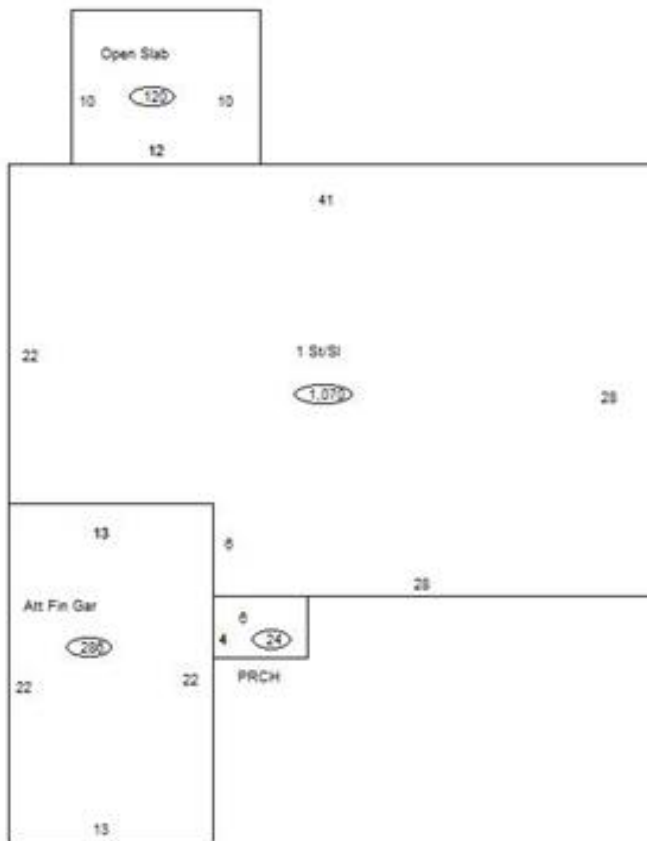
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Sketch Image

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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	1,070	1.000	1,070
2	G	5		10	Att Fin Gar	286	1.000	286
3	M	PRCH		10	PRCH	24	1.000	24
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,070		1,070



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Galvanized Metal	120
Qual	2	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (20.32 x 120)		2,438		2,438	902	1,536
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (25.00 x 144)		3,600		3,600	1,332	2,268
	SHDS	Shed - Small	10x12x6	Plank	Galvanized Metal	120
Qual	2	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (20.32 x 120)		2,438		2,438	902	1,536
	SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60
Qual	2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (27.41 x 60)		1,645		1,645	855	790