



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 660017323 Parcel ID 000000-00-0-20120-006-0014 Cadastral ID 19-20-15-03450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 270396 VANN, LAVERNA 312 N JOANNA ST CATOOSA OK 74015-0000 Parcel Location Situs 00312 N JOANNA ST Subdivision SHADOW VALLEY Lot/Block 0014 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-17\IMG_002' 9/17/2021</p>														
Legal Description Lot/Long: 36.19579246 -95.75428326																			
LOT 14 BLOCK 6 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1153/571	BREWER, RUSSELL D &	01/19/1999	83,000	Yes										
A	Add-Homestead	No	1,000		912/597	HAWKINS, DEREK	04/16/1993	56,900	Yes										
					893/610	DILLION, VICKY J	09/23/1992	8,500	Yes										
					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 54,019	29,165	11%	3,208	Assessed	15,243	1,625.82										
Year Frozen	0		Improvements 135,957	109,409		12,035	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		Total Value 189,976	138,574		15,243	Total Taxable	14,243	1,519.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017323	VANN, LAVERNA			1	188,957	2000	12,799	1,365.00										
2024	2024-660017323	VANN, LAVERNA			1	198,304	1000	13,368	1,410.00										
2023	2023-660017323	VANN, LAVERNA			1	126,816	1000	12,950	1,329.00										
2022	2022-660017323	VANN, LAVERNA			1	130,066	1000	13,072	1,312.00										
2021	2021-660017323	VANN, LAVERNA			1	126,450	1000	12,662	1,114.00										
2020	2020-660017323	VANN, LAVERNA			1	124,548	1000	12,264	1,086.00										
2019	2019-660017323	VANN, LAVERNA			1	120,149	1000	11,878	1,067.00										
2018	2018-660017323	VANN, LAVERNA			1	120,426	1000	11,503	1,027.00										
2017	2017-660017323	VANN, LAVERNA			1	114,870	1000	11,139	1,006.00										
2016	2016-660017323	VANN, LAVERNA			1	112,106	1000	10,785	959.00										
2015	2015-660017323	VANN, LAVERNA			1	109,460	1000	10,442	933.00										
2014	2014-660017323	VANN, LAVERNA			1	103,274	1000	10,109	914.00										
2013	2013-660017323	VANN, LAVERNA			1	99,492	1000	9,786	876.00										



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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1953	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,507.00 x 6.35 = 54,019	
Factor Value		
Adjustments	1.0000	
Lot Value	54,019	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,406
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

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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	165,670	117.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	177,660		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,957		
Lot Value	54,019		
Indicated Value	189,976	135.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	189,976	135.12	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.21	Total Misc Impr	+	8,849			
Roofing Adj	+ 4.60	Garage Cost	+	15,646			
Subfloor Adj	+ -1.21	Total RCN	=	205,996			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	70,039			
Plumbing Adj	+ 10.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,957			
Adj Base Cost	= 129.09	Lot Value	+	54,019			
Total Area	x 1,406	Indicated Value	=	189,976			
Adjusted Cost	= 181,501	Value Per SqFt		135.12			

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	41947		104	104	23.94		2,490
PATO	SLAB PORCH - OPEN	41948		118	118	10.70		1,263



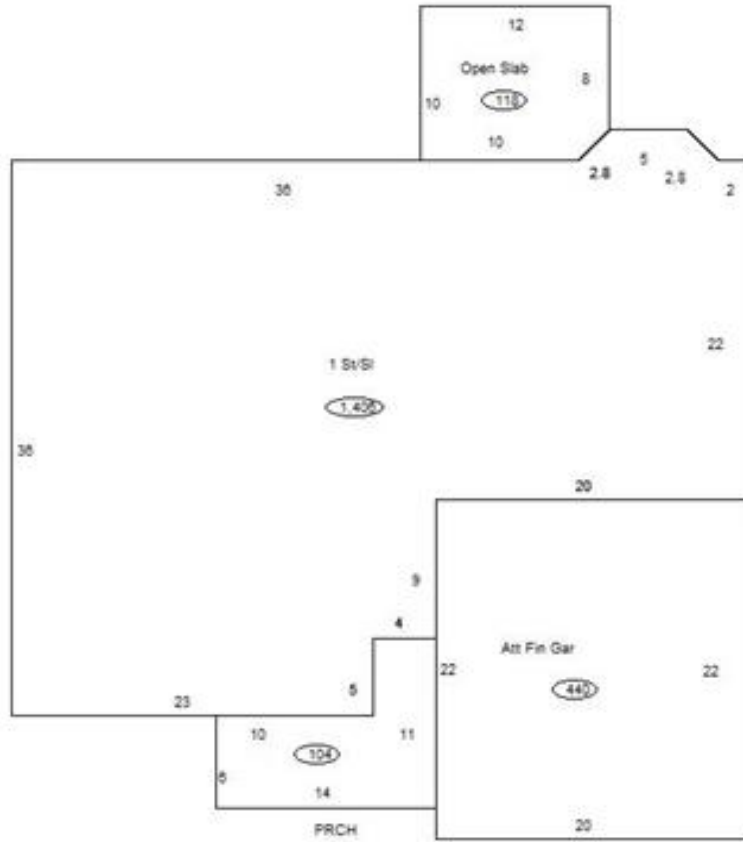
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Sketch Image

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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	1,406	1.000	1,406
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	PRCH	104	1.000	104
4	M	PATO		10	Open Slab	118	1.000	118
Total Building Area						1,406		1,406