



# 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> 660017333<br><b>Parcel ID</b> 000000-00-0-20120-007-0002<br><b>Cadastral ID</b> 19-20-15-03550<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> URP VI Area 3<br><b>Tax Area</b> 1 - CATOOSA OT<br><b>Name ID</b> 326877<br>JAMES, KAYLEE N<br><br>321 JOANNA<br>CATOOSA OK 74015-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 00321 N JOANNA ST<br><b>Subdivision</b> SHADOW VALLEY<br><b>Lot/Block</b> 0002 / 0007 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5<br><b>Neighborhood</b> 1189 - R-V03-SW CATOOSA<br><b>School District</b> S002 - CATOOSA SCHOOLS |                         |                        |                             |                  | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_000! 9/20/2021</p>  |                        |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.19663673 -95.75346509   |                         |                        |                             |                  |  |                        |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| LOT 2 BLOCK 7 SHADOW VALLEY   |                         |                        |                             |                  | <b>Building Permits</b><br><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           |  |                        |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
|   |                         |                        |                             |                  |  |                        |                      |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <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            | /  | TITAN HOMES LLC        | 02/08/2019           | 127,500              | YES                |        |             |        |        |        |  |  |  |  |  |
| H   | Homestead               | No                     | 1,000                       |                  | /  | MOORE, CYNTHIA         | 10/04/2018           | 73,000               | 10                 |        |             |        |        |        |  |  |  |  |  |
|   |                         |                        |                             |                  | 2449/14  | WHEELER, MICHAEL WAYNE | 01/08/2015           | 109,000              | YES                |        |             |        |        |        |  |  |  |  |  |
| <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> |        |             |        |        |        |  |  |  |  |  |
| <b>Remove Cap</b>   | 2020                    |                        | <b>Land Value</b> 60,001    | 30,073           | 11%  | 3,308                  | <b>Assessed</b>      | 16,680               | 1,779.09           |        |             |        |        |        |  |  |  |  |  |
| <b>Year Frozen</b>  | 0                       |                        | <b>Improvements</b> 139,835 | 121,563          |  | 13,372                 | <b>Penalty</b>       | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Uncapped Value</b>   | 0                       |                        | <b>Mobile Home</b> 0        | 0                |  | 0                      | <b>Exemption</b>     | 1,000                | -107.00            |        |             |        |        |        |  |  |  |  |  |
| <b>TIF Project ID</b>   | 0                       |                        | <b>Total Value</b> 199,836  | 151,636          |  | 16,680                 | <b>Total Taxable</b> | 15,680               | 1,672.00           |        |             |        |        |        |  |  |  |  |  |
| <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  | 2025-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 190,175                | 1000                 | 15,195               | 1,621.00           |        |             |        |        |        |  |  |  |  |  |
| 2024  | 2024-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 199,069                | 1000                 | 14,722               | 1,553.00           |        |             |        |        |        |  |  |  |  |  |
| 2023  | 2023-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 146,179                | 1000                 | 14,265               | 1,464.00           |        |             |        |        |        |  |  |  |  |  |
| 2022  | 2022-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 143,136                | 1000                 | 13,820               | 1,387.00           |        |             |        |        |        |  |  |  |  |  |
| 2021  | 2021-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 130,805                | 1000                 | 13,389               | 1,178.00           |        |             |        |        |        |  |  |  |  |  |
| 2020  | 2020-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 129,991                | 0                    | 14,299               | 1,266.00           |        |             |        |        |        |  |  |  |  |  |
| 2019  | 2019-660017333          | JAMES, KAYLEE N        |                             |                  | 1  | 128,073                | 0                    | 14,088               | 1,265.00           |        |             |        |        |        |  |  |  |  |  |
| 2018  | 2018-660017333          | MOORE, CYNTHIA         |                             |                  | 1  | 111,098                | 0                    | 12,221               | 1,091.00           |        |             |        |        |        |  |  |  |  |  |
| 2017  | 2017-660017333          | MOORE, CYNTHIA         |                             |                  | 1  | 110,220                | 0                    | 12,124               | 1,095.00           |        |             |        |        |        |  |  |  |  |  |
| 2016  | 2016-660017333          | MOORE, CYNTHIA         |                             |                  | 1  | 107,596                | 0                    | 11,836               | 1,053.00           |        |             |        |        |        |  |  |  |  |  |
| 2015  | 2015-660017333          | MOORE, CYNTHIA         |                             |                  | 1  | 94,760                 | 1000                 | 8,249                | 737.00             |        |             |        |        |        |  |  |  |  |  |
| 2014  | 2014-660017333          | WHEELER, MICHAEL WAYNE |                             |                  | 1  | 90,358                 | 1000                 | 7,980                | 722.00             |        |             |        |        |        |  |  |  |  |  |
| 2013  | 2013-660017333          | WHEELER, MICHAEL WAYNE |                             |                  | 1  | 85,604                 | 1000                 | 7,718                | 691.00             |        |             |        |        |        |  |  |  |  |  |



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## Assessment Property Record Card for Tax Year 2026

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| Lot Data   | Square-Foot - NBHD 1189 #1 | Primary Image |
|--|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 1<br><b>Non-Ag Acres</b> 0.2169<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 9,449.00 x 6.35 = 60,001<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 60,001 |                            |               |

| 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>   | 90% Veneer, Masonry 10% Frame, Siding, Vinyl |
| <b>Base/Total Area</b> | 1,178 / 1,178                                |
| <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>    | 1,178  |
| <b>Fixture/RghIn</b>   | 8 /  |
| <b>Bed/F/H Bath</b>    | 3 / 1.5 /                                    |
| <b>Basement Area</b>   |  |
| <b>Garage Type</b>     | 380 Attached Garage - Finished               |
| <b>Remodel</b>         | RMA -  |
| <b>Year/Eff Age</b>    | 1984 / 19                                    |

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| 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> | 137,951 | 117.11 | 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>  | 166,160 |                  | Per SqFt |

| Cost Approach        |           |                            |           | Manual : 01/2025 |  |  |  |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| <b>Base Cost</b>     | 112.37    | <b>Total Misc Impr</b>     | + 7,920   |                  |  |  |  |
| <b>Roofing Adj</b>   | + 4.78    | <b>Garage Cost</b>         | + 14,109  |                  |  |  |  |
| <b>Subfloor Adj</b>  | + -1.23   | <b>Total RCN</b>           | = 182,532 |                  |  |  |  |
| <b>Heat/Cool Adj</b> | + 11.47   | <b>Depreciation ( 24%)</b> | - 43,808  |                  |  |  |  |
| <b>Plumbing Adj</b>  | + 8.86    | <b>Lump Sums</b>           | + 0       |                  |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = 138,724 |                  |  |  |  |
| <b>Adj Base Cost</b> | = 136.25  | <b>Lot Value</b>           | + 60,001  |                  |  |  |  |
| <b>Total Area</b>    | x 1,178   | <b>Indicated Value</b>     | = 198,725 |                  |  |  |  |
| <b>Adjusted Cost</b> | = 160,503 | <b>Value Per SqFt</b>      | 168.70    |                  |  |  |  |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 138,724       |        |                      |
| <b>Lot Value</b>         | 60,001        |        |                      |
| <b>Indicated Value</b>   | 198,725       | 168.70 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> | 1,111         |        |                      |
| <b>Total Value</b>       | 199,836       | 169.64 | 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            | 41988     | 6x4   |      | 24    | 24.19     |      | 581   |
| PATC                       | Patio - Covered                 | 41989     | 12x10 |      | 120   | 18.69     |      | 2,243 |



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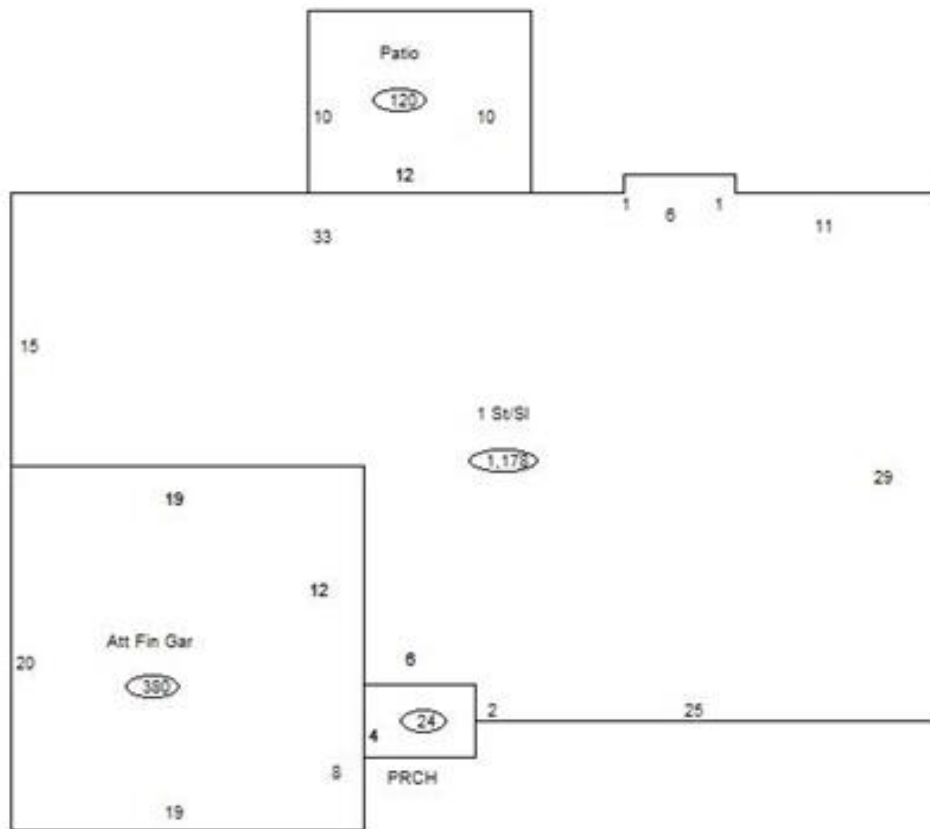
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Sketch Image

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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/Sl       | 1,178        | 1.000      | 1,178        |
| 2                          | G    | 5    |            | 10    | Att Fin Gar   | 380          | 1.000      | 380          |
| 3                          | M    | PRCH |            | 10    | PRCH          | 24           | 1.000      | 24           |
| 4                          | M    | PATC |            | 10    | Patio         | 120          | 1.000      | 120          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>1,178</b> |            | <b>1,178</b> |



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### Outbuildings/Site Improvements

| Building Image | Code | Description  | Dimensions | Floor   | Roofing             | Total Units |
|----------------|------|--------------|------------|---------|---------------------|-------------|
|                | SHDS | Shed - Small | 8x8x5      | Plank   | Composition Shingle | 64          |
|                | Qual | 3            | Cond       | 3       | Year                | 2010        |
|                |      |              |            | Eff Age | 12                  |             |

| Valuation Summary      | Modifier Total | RCN | Depr (46% Phys/ % Func) | RCNLD |
|------------------------|----------------|-----|-------------------------|-------|
| Base Cost (32.15 x 64) | 2,058          |     | 2,058                   | 947   |
|                        |                |     |                         | 1,111 |