




# 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> 660017338 <b>Parcel ID</b> 000000-00-0-20120-007-0007 <b>Cadastral ID</b> 19-20-15-03600 <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> 279241 QUEEN, BLAKE D & CYNTHIA L  311 N JOANNA CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00311 N JOANNA ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0007 / 0007 <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\2021-9-20\IMG_002I 9/20/2021</p>																																																	
<b>Legal Description</b> Lot/Long: 36.19579531 -95.75358162																																																						
LOT 7 BLOCK 7 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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>																																													
					1367/420	THOMPSON, TERRY D &-BARBARA G	03/28/2002	99,500	YES																																													
					1148/393	GLOVER PROPERTIES, INC C/O-DEA	12/22/1998	88,000	Yes																																													
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No																																													
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 53,156</td> <td>32,500</td> <td>11%</td> <td>3,575</td> <td>Assessed</td> <td>19,664</td> <td>2,097.36</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 158,303</td> <td>146,266</td> <td> </td> <td>16,089</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 211,459</td> <td>178,766</td> <td> </td> <td>19,664</td> <td>Total Taxable</td> <td>19,664</td> <td>2,097.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2003	Land Value 53,156	32,500	11%	3,575	Assessed	19,664	2,097.36	Year Frozen	0	Improvements 158,303	146,266		16,089	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 211,459	178,766		19,664	Total Taxable	19,664	2,097.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660017338	QUEEN, BLAKE D & CYNTHIA L	1	203,961	0	18,728	1,998.00																																															
2024	2024-660017338	QUEEN, BLAKE D & CYNTHIA L	1	214,706	0	17,837	1,882.00																																															
2023	2023-660017338	QUEEN, BLAKE D & CYNTHIA L	1	154,426	0	16,987	1,743.00																																															
2022	2022-660017338	QUEEN, BLAKE D & CYNTHIA L	1	154,514	0	16,594	1,666.00																																															
2021	2021-660017338	QUEEN, BLAKE D & CYNTHIA L	1	143,671	0	15,804	1,390.00																																															
2020	2020-660017338	QUEEN, BLAKE D & CYNTHIA L	1	142,836	0	15,712	1,392.00																																															
2019	2019-660017338	QUEEN, BLAKE D & CYNTHIA L	1	136,237	0	14,986	1,346.00																																															
2018	2018-660017338	QUEEN, BLAKE D & CYNTHIA L	1	134,429	0	14,787	1,320.00																																															
2017	2017-660017338	QUEEN, BLAKE D & CYNTHIA L	1	136,563	0	15,022	1,356.00																																															
2016	2016-660017338	QUEEN, BLAKE D & CYNTHIA L	1	133,115	0	14,643	1,302.00																																															
2015	2015-660017338	QUEEN, BLAKE D & CYNTHIA L	1	131,067	0	14,416	1,289.00																																															
2014	2014-660017338	QUEEN, BLAKE D & CYNTHIA L	1	126,410	0	13,730	1,242.00																																															
2013	2013-660017338	QUEEN, BLAKE D & CYNTHIA L	1	118,875	0	13,076	1,170.00																																															



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Lot Data		Square-Foot - NBHD 1189 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1922							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	8,371.00 x 6.35 = 53,156			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_002I 9/20/2021</p>				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>				
Lot Value	53,156			<b>Multiple Regression</b>				
<b>Residential Data</b>				<b>MRA Code</b> 1 Test <b>Adjusted R</b> 0.8445 <b>Indicated Value</b> 179,894 118.66 Per SqFt				
Type	1 Single Family Residence			<b>Direct Comparables</b>				
Condition	3 - Average			<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 191,920 Per SqFt				
Quality	2.5 - Fair			<b>Value Reconciliation</b>				
Architecture	TRAD TRADITIONAL			<b>Selected Approach</b> Cost Approach <b>Improvements</b> 156,751 <b>Lot Value</b> 53,156 <b>Indicated Value</b> 209,907 138.46 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,552 <b>Total Value</b> 211,459 139.48 Total Value Per SqFt				
Style	100% One Story							
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood							
Base/Total Area	1,516 / 1,516							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,516							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	441 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	1998 / 21							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	102.23	Total Misc Impr	+ 7,518					
Roofing Adj	+ 4.50	Garage Cost	+ 15,678					
Subfloor Adj	+ -1.15	Total RCN	= 214,727					
Heat/Cool Adj	+ 11.47	Depreciation ( 27%)	- 57,976					
Plumbing Adj	+ 9.29	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 156,751					
Adj Base Cost	= 126.34	Lot Value	+ 53,156					
Total Area	x 1,516	Indicated Value	= 209,907					
Adjusted Cost	= 191,531	Value Per SqFt	138.46					
<b>Miscellaneous Improvements</b>								
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	42008	4x3		12	24.23		291
PRCH	SLAB PORCH - COVERED	42009	8x4		32	24.17		773
PATO	SLAB PORCH - OPEN	135028	128		128	10.61		1,358



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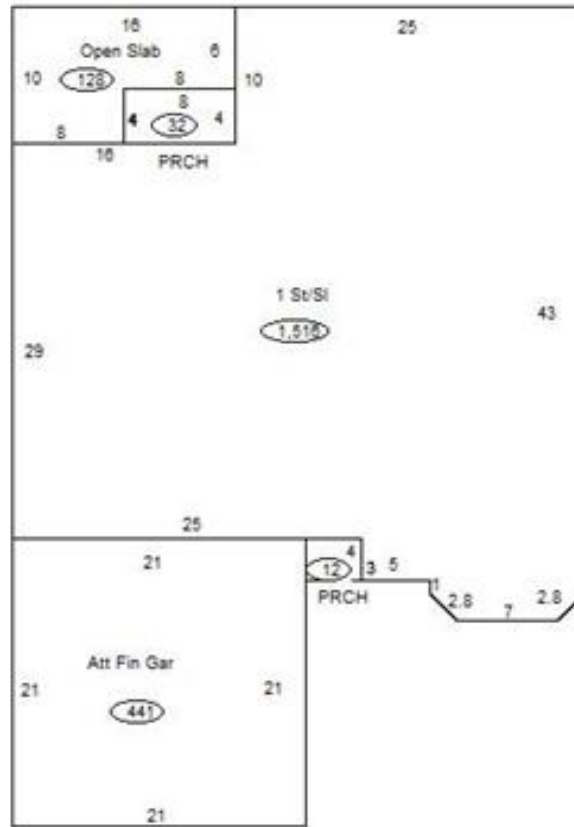
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,516	1.000	1,516
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	PRCH	12	1.000	12
4	M	PRCH		13	PRCH	32	1.000	32
5	M	PATO		13	Open Slab	128	1.000	128
<b>Total Building Area</b>						<b>1,516</b>		<b>1,516</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120
	Qual	3	Cond	3	Year	2005
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (26.94 x 120)	3,233		3,233	1,681
				1,552