




# 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> 660017341 <b>Parcel ID</b> 000000-00-0-20120-007-0010 <b>Cadastral ID</b> 19-20-15-03630 <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> 264133 ASH, ALFRED & DEBBIE  305 N JOANNA ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00305 N JOANNA ST <b>Subdivision</b> SHADOW VALLEY <b>Lot/Block</b> 0010 / 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_003; 9/20/2021</p>														
<b>Legal Description</b> Lat/Long: 36.19521953 -95.75349777																			
LOT 10 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					
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	1039/375	BROWN, MARLIN B	08/19/1996	60,000	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>										
Remove Cap	0	<b>Land Value</b>	57,150	29,218	11%	3,214	<b>Assessed</b>	12,230	1,304.45										
Year Frozen	0	<b>Improvements</b>	113,830	81,965		9,016	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-106.00										
TIF Project ID	0	<b>Total Value</b>	170,980	111,183		12,230	<b>Total Taxable</b>	11,230	1,198.00										
<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	2025-660017341	ASH, ALFRED & DEBBIE			1	156,367	1000	10,874	1,160.00										
2024	2024-660017341	ASH, ALFRED & DEBBIE			1	163,451	1000	10,529	1,111.00										
2023	2023-660017341	ASH, ALFRED & DEBBIE			1	101,749	1000	10,192	1,046.00										
2022	2022-660017341	ASH, ALFRED & DEBBIE			1	103,213	1000	10,318	1,036.00										
2021	2021-660017341	ASH, ALFRED & DEBBIE			1	103,321	1000	9,988	879.00										
2020	2020-660017341	ASH, ALFRED & DEBBIE			1	101,863	1000	9,667	856.00										
2019	2019-660017341	ASH, ALFRED & DEBBIE			1	99,628	1000	9,357	840.00										
2018	2018-660017341	ASH, ALFRED & DEBBIE			1	99,331	1000	9,056	808.00										
2017	2017-660017341	ASH, ALFRED & DEBBIE			1	99,608	1000	8,763	791.00										
2016	2016-660017341	ASH, ALFRED & DEBBIE			1	97,290	1000	8,479	754.00										
2015	2015-660017341	ASH, ALFRED & DEBBIE			1	94,589	1000	8,202	733.00										
2014	2014-660017341	ASH, ALFRED & DEBBIE			1	88,276	1000	7,934	718.00										
2013	2013-660017341	ASH, ALFRED & DEBBIE			1	84,264	1000	7,674	687.00										




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Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2066 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,000.00 x 6.35 = 57,150 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 57,150		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-20\IMG_003; 9/20/2021</p>

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>	80% Veneer, Masonry 20% Frame, Plywood or Ha
<b>Base/Total Area</b>	1,180 / 1,180
<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>	1,180
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	380 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 29

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	110.96	<b>Total Misc Impr</b>	+ 7,344
<b>Roofing Adj</b>	+ 4.78	<b>Garage Cost</b>	+ 14,109
<b>Subfloor Adj</b>	+ -1.23	<b>Total RCN</b>	= 179,337
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 39%)</b>	- 69,941
<b>Plumbing Adj</b>	+ 7.82	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 109,396
<b>Adj Base Cost</b>	= 133.80	<b>Lot Value</b>	+ 57,150
<b>Total Area</b>	x 1,180	<b>Indicated Value</b>	= 166,546
<b>Adjusted Cost</b>	= 157,884	<b>Value Per SqFt</b>	141.14

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>	140,409	118.99	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>	155,700 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	109,396		
<b>Lot Value</b>	57,150		
<b>Indicated Value</b>	166,546	141.14	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,434		
<b>Total Value</b>	170,980	144.90	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	42020	8x5		40	24.14	966
PATO	SLAB PORCH - OPEN	42021	12x10		120	10.68	1,282



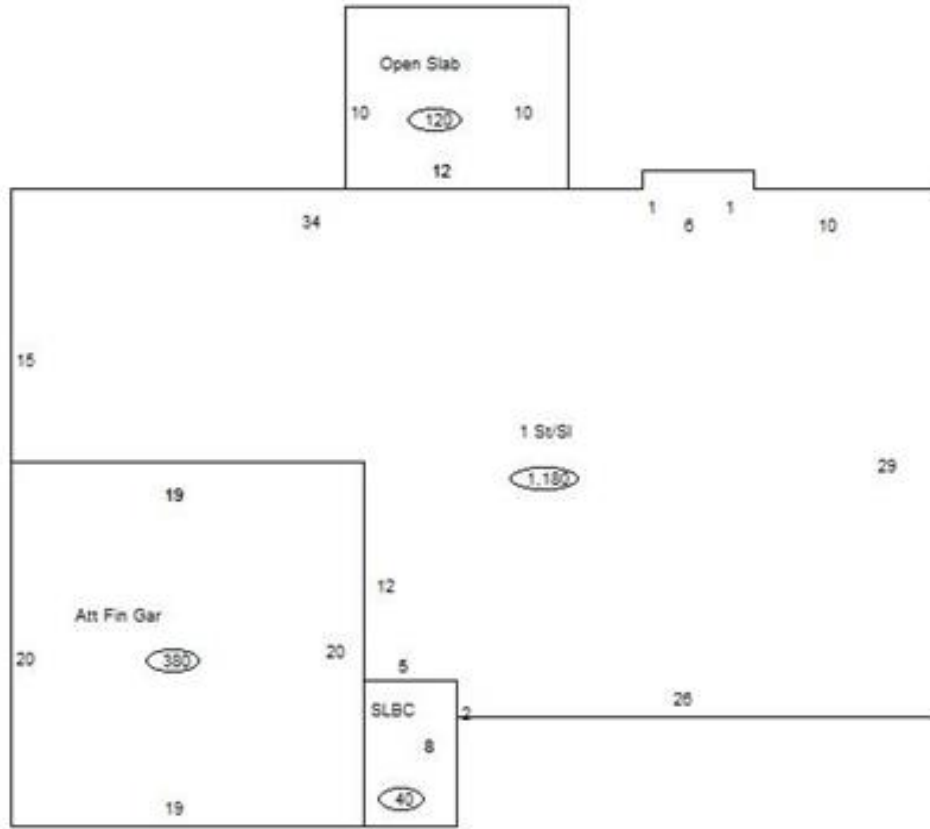
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Sketch Image

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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	1,180	1.000	1,180
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,180</b>		<b>1,180</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual 4	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25.66 x 192)	4,927		4,927	493
				4,434