



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 660017439 Parcel ID 000000-00-0-00684-001-0003 Cadastral ID 19-20-16-01530 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 183534 WEINSCHENK, ANNA L REVOCABLE TRUST 10055 E HILLTOP RD CATOOSA OK 74015-0000 Parcel Location Situs 10055 E HILLTOP RD Subdivision RIVER PORT RANCH II Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660017439 11/03/25</p> <p>660017439_003.JPG 11/5/2025</p>														
Legal Description Lat/Long: 36.19420723 -95.65360170																			
LOT 3 BLOCK 1 RIVER PORT RANCH II					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	2546/937	WEINSCHENK, PAUL W	05/04/2016	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	0		Land Value 59,575	21,559	11%	2,371	Assessed	8,297	828.54										
Year Frozen	2016		Improvements 148,871	53,874		5,926	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 208,446	75,433		8,297	Total Taxable	7,297	736.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660017439	WEINSCHENK, ANNA L			22	177,642	1000	7,298	736.00										
2024	2024-660017439	WEINSCHENK, ANNA L			22	186,488	1000	7,298	718.00										
2023	2023-660017439	WEINSCHENK, ANNA L			22	139,319	1000	7,298	692.00										
2022	2022-660017439	WEINSCHENK, ANNA L			22	142,002	1000	7,298	693.00										
2021	2021-660017439	WEINSCHENK, ANNA L			22	142,957	1000	7,297	700.00										
2020	2020-660017439	WEINSCHENK, ANNA L			22	140,888	1000	7,297	704.00										
2019	2019-660017439	WEINSCHENK, ANNA L			22	135,821	1000	7,297	712.00										
2018	2018-660017439	WEINSCHENK, ANNA L			22	140,468	1000	7,297	708.00										
2017	2017-660017439	WEINSCHENK, ANNA L			22	139,079	1000	7,298	717.00										
2016	2016-660017439	WEINSCHENK, ANNA L			22	136,298	1000	7,298	707.00										
2015	2015-660017439	WEINSCHENK, PAUL W			22	133,711	1000	7,055	687.00										
2014	2014-660017439	WEINSCHENK, PAUL W			22	134,850	1000	6,821	672.00										
2013	2013-660017439	WEINSCHENK, PAUL W			20	129,138	1000	6,594	590.00										



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Lot Data		Square-Foot - NBHD 1101 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	12500				
Non-Ag Acres	1.0294				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	44,841.00 x 1.33 = 59,575				
Factor Value					
Adjustments	1.0000				
Lot Value	59,575				
Residential Data				660017439_003.JPG 11/5/2025	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,190 / 1,190			Adusted R 0.8445	
Style	100% One Story			Indicated Value 195,597 164.37 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	0			Adjustment Model 1 2022 Residential	
Fixture/RghIn	8 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	576 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 132,448	
Year/Eff Age	1993 / 25			Lot Value 59,575	
Cost Approach		Manual : 01/2025		Indicated Value 192,023 161.36 Per SqFt	
Base Cost	110.54	Total Misc Impr	+ 269	Agland Value	
Roofing Adj	+ 5.15	Garage Cost	+ 22,280	Site Improvements 16,423	
Subfloor Adj	+ 0.00	Total RCN	= 186,757	Total Value 208,446 175.16 Total Value Per SqFt	
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 57,895		
Plumbing Adj	+ 9.66	Lump Sums	+ 3,586		
Basement Adj	+ 0.00	RCNLD	= 132,448		
Adj Base Cost	= 137.99	Lot Value	+ 59,575		
Total Area	x 1,190	Indicated Value	= 192,023		
Adjusted Cost	= 164,208	Value Per SqFt	161.36		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	42222	5x2		10	26.90	269
WODO	Wood Deck - Open	42223	384		384	16.98	45% 3,586



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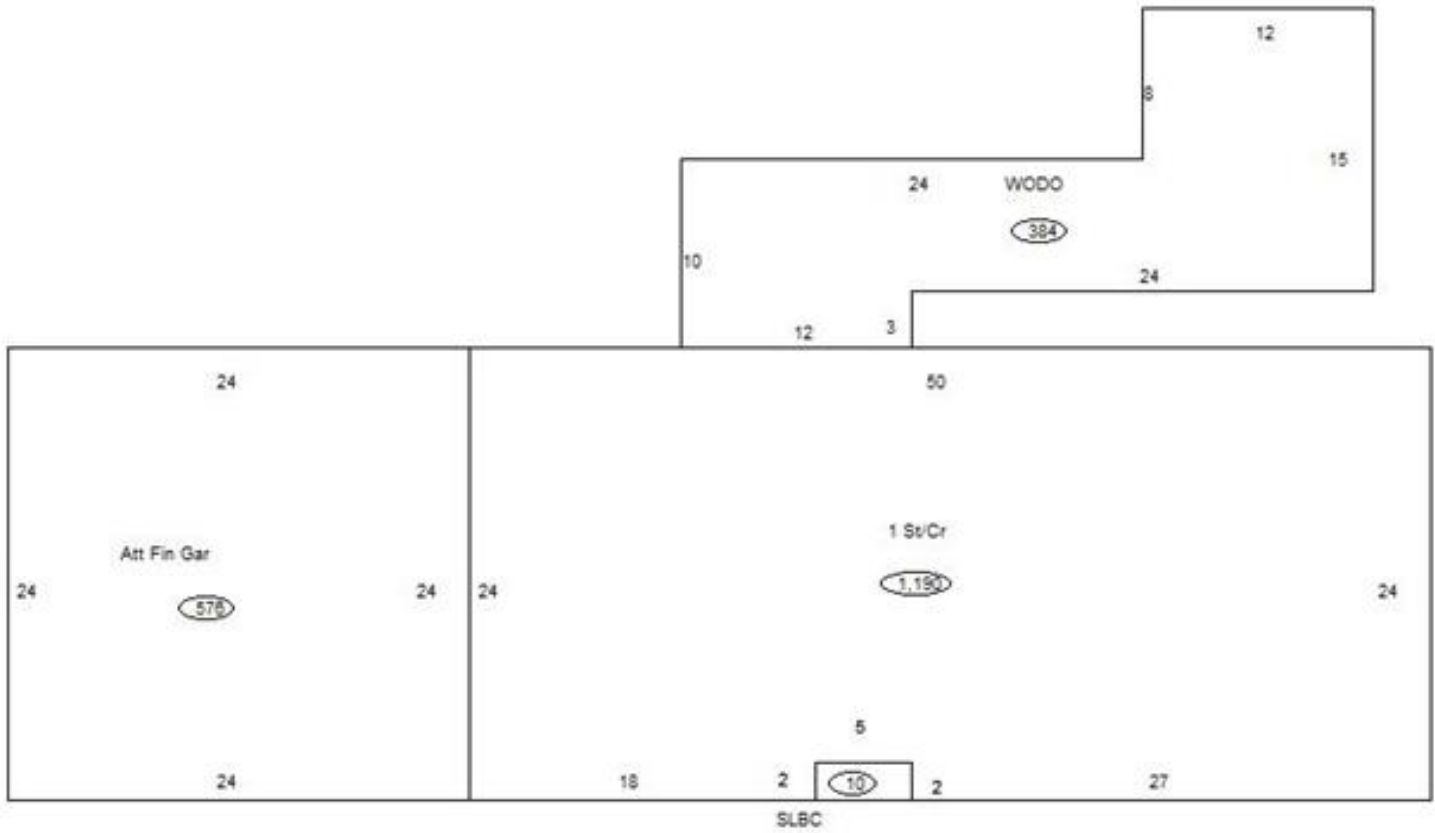
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,190	1.000	1,190
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	PRCH		10	SLBC	10	1.000	10
4	M	WODO		10	WODO	384	1.000	384
Total Building Area						1,190		1,190



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NO VALUE	18x20x10	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.95 x 360)		1,782		1,782	1,782
	GRDT	GARAGE - DETACHED	20x30x12	Concrete	Composition Shingle	600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (27.92 x 600)		16,752		16,752	4,188
						12,564
	LNT0	Lean To - Attached	12x30x8	Base	Composition Shingle	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (9.21 x 360)		3,316		3,316	1,724
						1,592
	LNT0	Lean To - Attached	12x30x10	Concrete	Composition Shingle	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (13.12 x 360)		4,723		4,723	2,456
						2,267