



# 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	660018065								
Parcel ID	20N15E-20-3-00000-000-0000								
Cadastral ID	20-20-15-00900								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	216864								
WAGGONNER, PATRICIA SUE									
400 N CHEROKEE									
CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	19.4 - Acres						
Sec/Twn/Rng	20 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.19353654 -95.74188965									
NE SW SW & E2 NW SW SW LESS N 125' OF E 355' THEREOF & W2 SE SW SW & E2 SW SW SW LESS & EXCEPT TR IN SW SW; COMM SW/C SEC 20; N88-38-14E ALG S/L 990.43'; N 01-08-51W ALG E/L W2 SE SW SW 470.32' TO APPRX C/L SPUNKY CREEK & POB; TH ALG APPRX C/L SPUNKY CREEK NEXT 6 COURSES; S64-12-44W 299.35' TO CURVE (R RAD 100									
Building Permits									
Number	Description	Opened	Closed	Amount					
9594	R7 FOR NEW MH	08/2005	12/2006	32,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
911/532	MCDANIEL, LEROY & SHARON	04/13/1993	27,500	Yes					
871/406		12/26/1991	0	No					
869/395		12/16/1991	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	2,674	2,674	11%	294	Assessed	368 39.25	
Year Frozen	0	Improvements	1,706	674		74	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	4,380	3,348		368	Total Taxable	368 39.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018065	WAGGONNER, PATRICIA SUE	1	4,312	0	357	38.00		
2024	2024-660018065	WAGGONNER, PATRICIA SUE	1	4,142	0	347	37.00		
2023	2023-660018065	WAGGONNER, PATRICIA SUE	1	4,071	0	338	35.00		
2022	2022-660018065	WAGGONNER, PATRICIA SUE	1	4,071	0	328	33.00		
2021	2021-660018065	WAGGONNER, PATRICIA SUE	1	4,119	0	318	28.00		
2020	2020-660018065	WAGGONNER, PATRICIA SUE	1	4,091	0	309	27.00		
2019	2019-660018065	WAGGONNER, PATRICIA SUE	1	4,010	0	300	27.00		
2018	2018-660018065	WAGGONNER, PATRICIA SUE	1	4,089	0	291	26.00		
2017	2017-660018065	WAGGONNER, PATRICIA SUE	1	2,674	0	283	26.00		
2016	2016-660018065	WAGGONNER, PATRICIA SUE	1	2,674	0	275	24.00		
2015	2015-660018065	WAGGONNER, PATRICIA SUE	1	2,674	0	267	24.00		
2014	2014-660018065	WAGGONNER, PATRICIA SUE	1	2,354	0	259	23.00		
2013	2013-660018065	WAGGONNER, PATRICIA SUE	1	2,911	0	320	29.00		



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value				660018065_001.JPG 10/26/2025				
Factor Value				<b>GRM Approach</b>				
Adjustments				GRM Code				
Lot Value				Gross Rent	0.00			
				Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				<b>Direct Comparables</b>				
Style				Selection Model	1 Res			
Exterior Wall				Adjustment Model	A2 AO Test			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				<b>Value Reconciliation</b>				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value				
Bed/F/H Bath / /				Indicated Value	0.00 Per SqFt			
Basement Area				Agland Value	2,674			
Garage Type				Site Improvements	1,706			
Remodel				Total Value	4,380 0.00 Total Value Per SqFt			
Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		10x18x0			180
	Qual 3	Cond 2	Year	Eff Age	2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.32 x 180)	2,218		2,218	1,553	665
	BARN BARN		12x12x0			144
	Qual 3	Cond 2	Year	Eff Age	2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.32 x 144)	1,774		1,774	1,242	532
	LT LEAN-TO		10x12x0			120
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 120)	350		350	245	105
	STF STG FAIR		12x24x0			288
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 288)	1,348		1,348	944	404



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58		104	2.000	104	104	208	208
<b>TMBR Totals</b>						2.000			208	208
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	5.400	113	113	609	609
<b>NTV PST Totals</b>						5.400			609	609
OS	OSAGE CLAY	IMP PST	58		0	9.000	162	162	1,462	1,462
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47		0	3.000	132	132	395	395
<b>IMP PST Totals</b>						12.000			1,857	1,857
<b>Total Agland</b>						19.400			2,674	2,674