



# 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> 660018073 <b>Parcel ID</b> 20N15E-20-3-00000-000-0000 <b>Cadastral ID</b> 20-20-15-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 260795 TURNER, WILLIE ARTHUR  2900 N HWY 66 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02900 N HWY 66 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 37.9 - Acres <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS			660018073_002.JPG 10/26/2025																				
<b>Legal Description</b> Lat/Long: 36.19694253 -95.73430128 E2 NE SW & NW SE LESS .56 AC HWY & LESS THE N 250' & LESS S 240'		<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> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>		Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1111/709</td> <td>TURNER, WILLIE W &amp;</td> <td>11/13/1997</td> <td>0</td> <td>No</td> </tr> </tbody> </table>		Bk/Pg	Grantor	Date	Price	Code	1111/709	TURNER, WILLIE W &	11/13/1997	0	No
Code	Type	Active	Maximum	Exemption																			
H	Homestead	No	1,000																				
Bk/Pg	Grantor	Date	Price	Code																			
1111/709	TURNER, WILLIE W &	11/13/1997	0	No																			

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	1999	Land Value 3,694	3,694	11%	406	Assessed	6,360	678.36	
Year Frozen	0	Improvements 85,987	52,627		5,789	Penalty	0		
Uncapped Value	0	Mobile Home 1,500	1,500		165	Exemption	0	0.00	
TIF Project ID	0	Total Value 91,181	57,821		6,360	Total Taxable	6,360	678.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660018073	TURNER, WILLIE ARTHUR	1	68,378	0	6,174	659.00	
2024	2024-660018073	TURNER, WILLIE ARTHUR	1	69,848	0	5,995	632.00	
2023	2023-660018073	TURNER, WILLIE ARTHUR	1	65,183	0	5,821	597.00	
2022	2022-660018073	TURNER, WILLIE ARTHUR	1	65,698	0	5,651	567.00	
2021	2021-660018073	TURNER, WILLIE ARTHUR	1	61,416	0	5,486	483.00	
2020	2020-660018073	TURNER, WILLIE ARTHUR	1	62,117	0	5,327	472.00	
2019	2019-660018073	TURNER, WILLIE ARTHUR	1	61,393	0	5,172	464.00	
2018	2018-660018073	TURNER, WILLIE ARTHUR	1	65,170	0	5,021	448.00	
2017	2017-660018073	TURNER, WILLIE ARTHUR	1	62,054	0	4,875	440.00	
2016	2016-660018073	TURNER, WILLIE ARTHUR	1	60,323	1000	3,733	332.00	
2015	2015-660018073	TURNER, WILLIE ARTHUR	1	59,352	1000	3,596	321.00	
2014	2014-660018073	TURNER, WILLIE ARTHUR	1	61,431	1000	3,461	313.00	
2013	2013-660018073	TURNER, WILLIE ARTHUR	1	64,189	1000	3,332	298.00	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,180 / 1,180
Style	100% One Story
HVAC	100% Floor Furnace 2 Wall Air Conditioners (Cour
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 52

660018073	660018073_002.JPG	10/03/25	10/26/2025
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.92	Total Misc Impr	+ 10,021	Roofing Adj	+ 5.05	Garage Cost	+ 0
Subfloor Adj	+ 2.45	Total RCN	= 143,385	Heat/Cool Adj	+ 1.65	Depreciation ( 60%)	- 86,031
Plumbing Adj	+ 7.95	Lump Sums	+ 0	Plumbing Adj	+ 7.95	RCNLD	= 57,354
Basement Adj	+ 0.00	RCNLD	= 57,354	Basement Adj	+ 0.00	Lot Value	+ 0
Adj Base Cost	= 113.02	Lot Value	+ 0	Adj Base Cost	= 113.02	Indicated Value	= 57,354
Total Area	x 1,180	Indicated Value	= 57,354	Total Area	x 1,180	Value Per SqFt	48.61
Adjusted Cost	= 133,364	Value Per SqFt	48.61	Adjusted Cost	= 133,364		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	57,354		
Lot Value			
Indicated Value	57,354	48.61	Per SqFt
Agland Value	3,694		
Site Improvements	28,633		
Total Value	89,681	76.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43487	14x8		112	20.94		2,345
EPSW	ENCLOSED PORCH - SOLID WALL	43488	14x10		140	54.83		7,676



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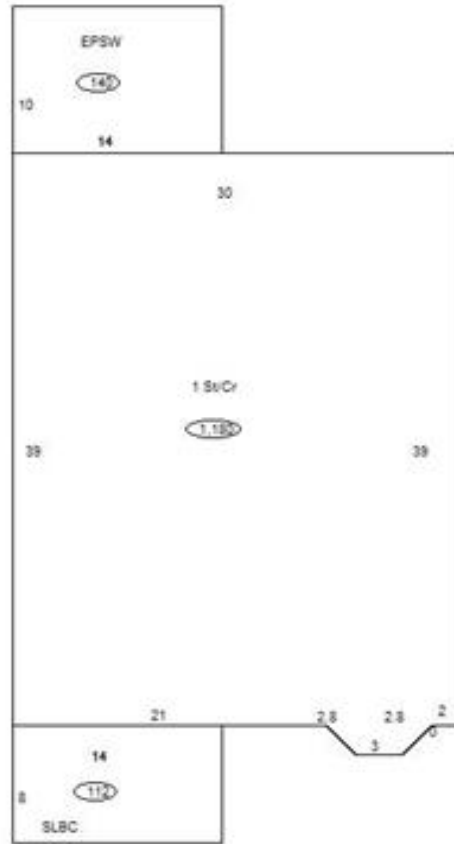
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Sketch Image

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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	1,180	1.000	1,180
2	M	PRCH		10	SLBC	112	1.000	112
3	M	EPSW		10	EPSW	140	1.000	140
<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
	PCPT	Carport - Portable-NCV	18x20x8	Dirt	Formed Metal	360
	Qual 2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.16 x 360)	1,498		1,498	1,498
	SHDS	Shed - Small	14x10x6	Plank	Composition Shingle	140
	Qual 2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.11 x 140)	2,815		2,815	535
						2,280
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.22 x 288)	6,111		6,111	1,406
						4,705
	SHDS	Shed - Small	10x10x8	Plank	Formed Metal	100
	Qual 2	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.85 x 100)	2,285		2,285	526
						1,759
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 2	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (19.51 x 160)	3,122		3,122	718
						2,404
	SHDS	Shed - Small	10x8x8	Plank	Formed Metal	80
	Qual 2	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.87 x 80)	1,990		1,990	458
						1,532
	UTIL	Utility Building	30x45x8	Dirt	Galvanized Metal	1,350
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.17 x 1,350)	31,280		31,280	15,327
						15,953



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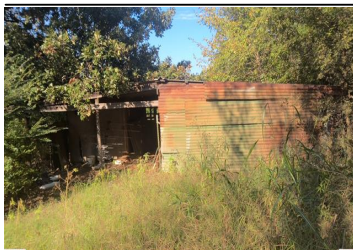
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	Barn - General Purpose	30x40x8	Dirt	Galvanized Metal	1,200
	Qual 1.5	Cond 1	Year 1980	Eff Age		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x 1,200)				



BNV	BARN		8x14x8	Dirt	Formed Metal	112
Qual 1	Cond 1	Year 1980	Eff Age			

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (0.00 x 112)				



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	6 Mobile Home 50 x 12
Condition	2 - Fair
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	600 / 600
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 56

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	32.83	Total Misc Impr	+	0	
Roofing Adj	+ 2.66	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	29,802	
Heat/Cool Adj	+ 6.13	Depreciation ( 80%)	-	23,842	
Plumbing Adj	+ 8.05	Lump Sums	+	2,505	
Basement Adj	+ 0.00	RCNLD	=	8,465	
Adj Base Cost	= 49.67	Lot Value	+		
Total Area	x 600	Indicated Value	=	8,465	
Adjusted Cost	= 29,802	Value Per SqFt		14.11	

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements	1,500		
Lot Value			
Indicated Value	1,500	2.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	1,500	2.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	180361	14x8		112	22.37		2,505



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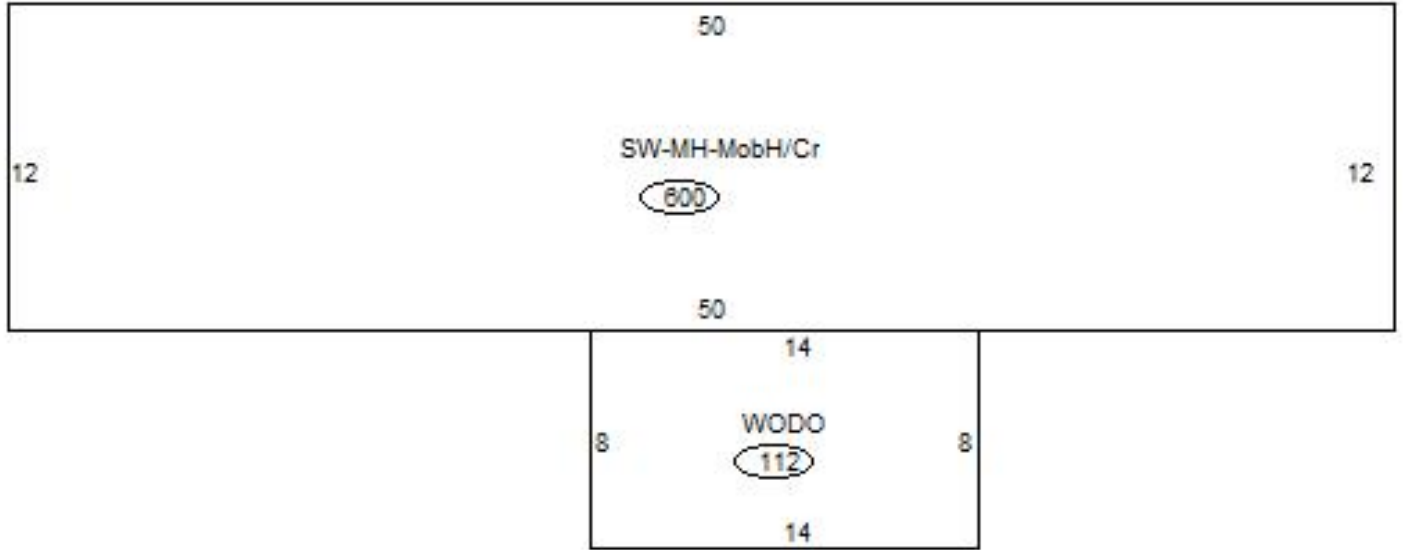
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13	Crawl	10	SW-MH-MobH/Cr	600	1.000	600
2	M	WODO		10	WODO	112	1.000	112
<b>Total Building Area</b>						600		600



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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
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			11.000	113	113	1,241	1,241
<b>NTV PST Totals</b>						11.000			1,241	1,241
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			6.900	193	193	1,333	1,333
HC	HECTOR STONY SANDY LOAM	IMP PST	20			20.000	56	56	1,120	1,120
<b>IMP PST Totals</b>						26.900			2,453	2,453
<b>Total Agland</b>						37.900			3,694	3,694