



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:57:00
Page 1

Assessment Data					Primary Image				
Account	660018690								
Parcel ID	20N15E-21-3-00000-000-0000								
Cadastral ID	21-20-15-00800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	342500								
THE ROGERS 1981 TRUST									
2861 N 225TH E AVE CATOOSA OK 74015-0000									
Parcel Location									
Situs	02861 N 225TH E AVE								
Subdivision									
Lot/Block	/	Parcel Size	3 - Acres						
Sec/Twn/Rng	21 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19576981 -95.72535972									
N 198', S 331.33' SW NW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 055	NEW DTCH ACC BLDG 30X40	02/2025	08/2025	27,047					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ROGERS, BILLY SCOTT &	09/05/2023	0	4					
929/694	WYSE, CLARA H TRUSTEE	09/16/1993	75,250	No					
893/893	WYSE, CLARA H	08/24/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	0	Land Value	57,527	24,845	11%	2,733	Assessed	12,499	
Year Frozen	0	Improvements	164,625	88,783		9,766	Penalty	0	
Uncapped Value	42,702	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	222,152	113,628		12,499	Total Taxable	11,499	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018690	THE ROGERS 1981 TRUST	20	147,918	1000	6,574	610.00		
2024	2024-660018690	THE ROGERS 1981 TRUST	20	153,002	1000	6,354	575.00		
2023	2023-660018690	THE ROGERS 1981 TRUST	20	133,556	1000	6,140	533.00		
2022	2022-660018690	ROGERS, BILLY SCOTT &	20	123,556	1000	5,932	516.00		
2021	2021-660018690	ROGERS, BILLY SCOTT &	20	137,138	1000	5,730	504.00		
2020	2020-660018690	ROGERS, BILLY SCOTT &	20	136,592	1000	5,534	490.00		
2019	2019-660018690	ROGERS, BILLY SCOTT &	20	127,313	1000	5,344	479.00		
2018	2018-660018690	ROGERS, BILLY SCOTT &	20	126,767	1000	5,159	459.00		
2017	2017-660018690	ROGERS, BILLY SCOTT &	20	125,215	1000	4,980	450.00		
2016	2016-660018690	ROGERS, BILLY SCOTT &	20	114,372	1000	4,806	427.00		
2015	2015-660018690	ROGERS, BILLY SCOTT &	20	112,526	1000	4,636	414.00		
2014	2014-660018690	ROGERS, BILLY SCOTT &	20	113,997	1000	4,472	405.00		
2013	2013-660018690	ROGERS, BILLY SCOTT &	20	109,190	1000	4,313	386.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:57:00
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 3.3826 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 147,345.00 x .39 = 57,527 Factor Value Adjustments 1.0000 Lot Value 57,527		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	784 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 236,221 182.27 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.30	Total Misc Impr	+ 11,876	Roofing Adj	+ 5.66	Garage Cost	+ 29,275
Subfloor Adj	+ 0.00	Total RCN	= 211,588	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 90,983
Plumbing Adj	+ 9.91	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 120,605
Adj Base Cost	= 131.51	Lot Value	+ 57,527	Total Area	x 1,296	Indicated Value	= 178,132
		Value Per SqFt	137.45	Adjusted Cost	= 170,437		

Value Reconciliation
Selected Approach Cost Approach Improvements 120,605 Lot Value 57,527 Indicated Value 178,132 137.45 Per SqFt Agland Value Site Improvements 44,020 Total Value 222,152 171.41 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45412	25x16		400	25.68		10,272
PRCH	SLAB PORCH - COVERED	45413	10x6		60	26.74		1,604



Rogers

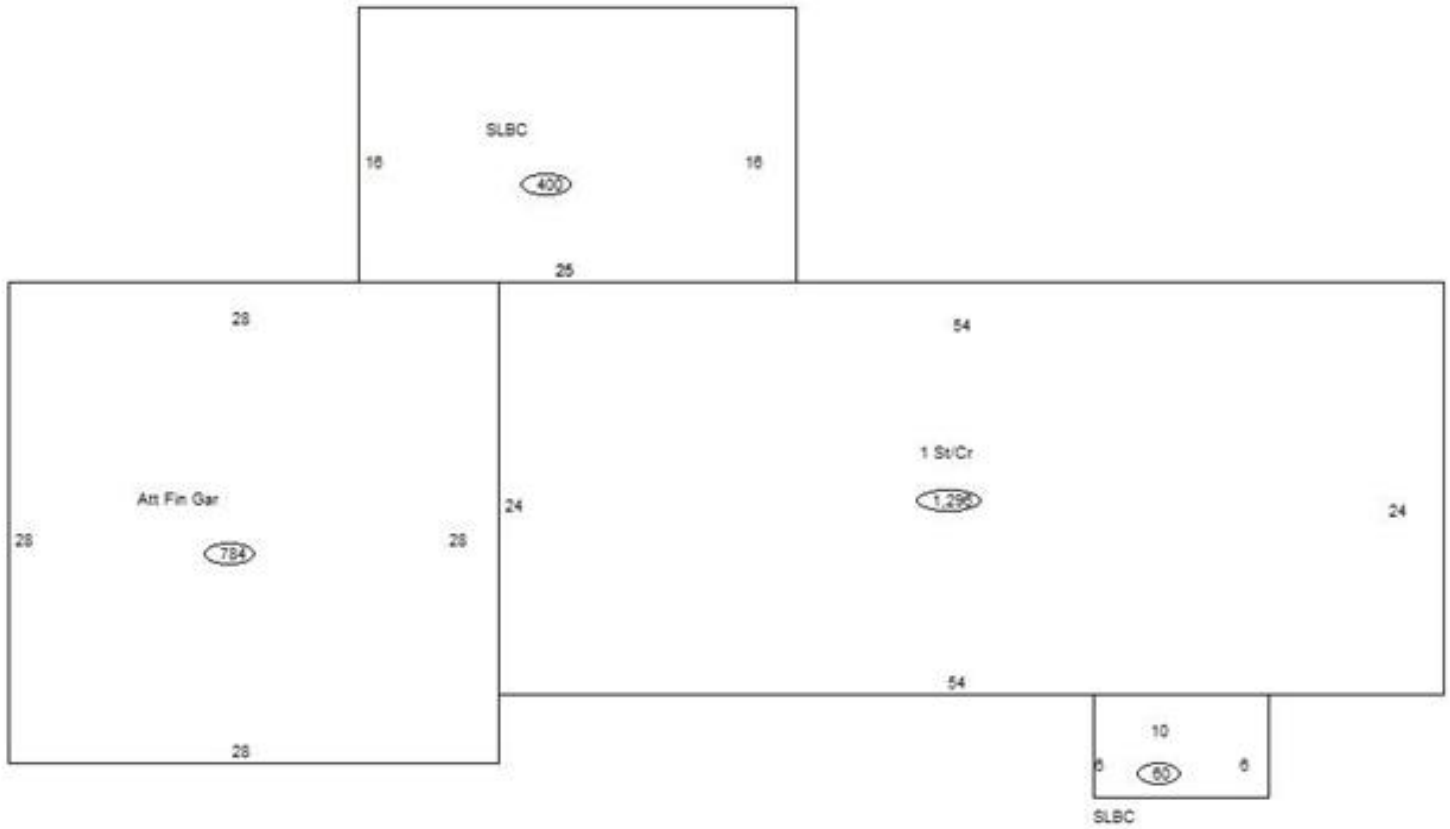
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:57:00
 Page 3

Sketch Image

660018690



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,296	1.000	1,296
2	G	5		10	Att Fin Gar	784	1.000	784
3	M	PRCH		10	SLBC	400	1.000	400
4	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,296		1,296



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:57:00
 Page 4

660018690

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (31.23 x 1,200)	37,476	37,476	375	37,101
	LNT0	Lean To - Attached	15x40x12	Gravel	Formed Metal	600
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD
		Base Cost (8.71 x 600)	5,226	5,226	314	4,912
	SHDS	Shed - Small	12x20x8	Concrete	Formed Metal	240
	Qual 2	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (20.39 x 240)	4,894	4,894	2,887	2,007