




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:45:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022694 Parcel ID 000000-00-0-00594-001-0003 Cadastral ID 27-20-15-02960 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 304980 BLAIR, RANDY & ANDREA 29643 S PINE VALLEY DR CATOOSA OK 74015-0000 Parcel Location Situs 29643 S PINE VALLEY DR Subdivision PINE VALLEY Lot/Block 0003 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 27 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0126\IMG_0015. 1/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18216413 -95.69574682 S 116.30' E2 LOT 2 & N 183.67' E2 LOT 3 & S 30' N 177.81' W2 LOT 3 BLOCK 1 PINE VALLEY.																																																																																																																									
Exemptions <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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 76,115</td> <td>30,435</td> <td>11%</td> <td>3,348</td> <td>Assessed</td> <td>26,929</td> <td>2,500.63</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 239,547</td> <td>214,370</td> <td></td> <td>23,581</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 315,662</td> <td>244,805</td> <td></td> <td>26,929</td> <td>Total Taxable</td> <td>25,929</td> <td>2,408.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	Remove Cap	0	Land Value 76,115	30,435	11%	3,348	Assessed	26,929	2,500.63	Year Frozen	0	Improvements 239,547	214,370		23,581	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 315,662	244,805		26,929	Total Taxable	25,929	2,408.00	Sale History <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>2176/1</td> <td>DEUTSCHE BANK TRUST CO-AMERIC</td> <td>06/03/2011</td> <td>164,000</td> <td>11</td> </tr> <tr> <td>2159/318</td> <td>EDWARDS, JUSTIN C</td> <td>02/15/2011</td> <td>0</td> <td>10</td> </tr> <tr> <td>1338/51</td> <td>KEY, JODY D & ELLEN M</td> <td>11/30/2001</td> <td>182,500</td> <td>11</td> </tr> <tr> <td>1267/242</td> <td>PEPIN, SIGNE</td> <td>12/17/2000</td> <td>24,500</td> <td>No</td> </tr> <tr> <td>1136/450</td> <td>MCANALLY, BILL & PAULA</td> <td>04/13/1998</td> <td>0</td> <td>No</td> </tr> <tr> <td>980/285</td> <td>MCANALLY, WILLIAM MICHAEL-TRUST</td> <td>04/04/1991</td> <td>15,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2176/1	DEUTSCHE BANK TRUST CO-AMERIC	06/03/2011	164,000	11	2159/318	EDWARDS, JUSTIN C	02/15/2011	0	10	1338/51	KEY, JODY D & ELLEN M	11/30/2001	182,500	11	1267/242	PEPIN, SIGNE	12/17/2000	24,500	No	1136/450	MCANALLY, BILL & PAULA	04/13/1998	0	No	980/285	MCANALLY, WILLIAM MICHAEL-TRUST	04/04/1991	15,000	No																																
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax																																																																																																																	
Remove Cap	0	Land Value 76,115	30,435	11%	3,348	Assessed	26,929	2,500.63																																																																																																																	
Year Frozen	0	Improvements 239,547	214,370		23,581	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																																																	
TIF Project ID	0	Total Value 315,662	244,805		26,929	Total Taxable	25,929	2,408.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2176/1	DEUTSCHE BANK TRUST CO-AMERIC	06/03/2011	164,000	11																																																																																																																					
2159/318	EDWARDS, JUSTIN C	02/15/2011	0	10																																																																																																																					
1338/51	KEY, JODY D & ELLEN M	11/30/2001	182,500	11																																																																																																																					
1267/242	PEPIN, SIGNE	12/17/2000	24,500	No																																																																																																																					
1136/450	MCANALLY, BILL & PAULA	04/13/1998	0	No																																																																																																																					
980/285	MCANALLY, WILLIAM MICHAEL-TRUST	04/04/1991	15,000	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>309,065</td><td>1000</td><td>25,144</td><td>2,335.00</td></tr> <tr><td>2024</td><td>2024-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>328,650</td><td>1000</td><td>24,383</td><td>2,206.00</td></tr> <tr><td>2023</td><td>2023-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>230,945</td><td>1000</td><td>23,644</td><td>2,053.00</td></tr> <tr><td>2022</td><td>2022-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>236,137</td><td>1000</td><td>22,926</td><td>1,996.00</td></tr> <tr><td>2021</td><td>2021-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>211,173</td><td>1000</td><td>22,229</td><td>1,956.00</td></tr> <tr><td>2020</td><td>2020-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>207,667</td><td>1000</td><td>21,559</td><td>1,908.00</td></tr> <tr><td>2019</td><td>2019-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>199,108</td><td>1000</td><td>20,902</td><td>1,872.00</td></tr> <tr><td>2018</td><td>2018-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>204,620</td><td>1000</td><td>21,508</td><td>1,914.00</td></tr> <tr><td>2017</td><td>2017-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>202,898</td><td>1000</td><td>21,319</td><td>1,925.00</td></tr> <tr><td>2016</td><td>2016-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>197,561</td><td>1000</td><td>20,720</td><td>1,843.00</td></tr> <tr><td>2015</td><td>2015-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>191,707</td><td>1000</td><td>20,088</td><td>1,795.00</td></tr> <tr><td>2014</td><td>2014-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>218,204</td><td>1000</td><td>22,478</td><td>2,033.00</td></tr> <tr><td>2013</td><td>2013-660022694</td><td>BLAIR, RANDY & ANDREA</td><td>20</td><td>182,944</td><td>0</td><td>20,124</td><td>1,801.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660022694	BLAIR, RANDY & ANDREA	20	309,065	1000	25,144	2,335.00	2024	2024-660022694	BLAIR, RANDY & ANDREA	20	328,650	1000	24,383	2,206.00	2023	2023-660022694	BLAIR, RANDY & ANDREA	20	230,945	1000	23,644	2,053.00	2022	2022-660022694	BLAIR, RANDY & ANDREA	20	236,137	1000	22,926	1,996.00	2021	2021-660022694	BLAIR, RANDY & ANDREA	20	211,173	1000	22,229	1,956.00	2020	2020-660022694	BLAIR, RANDY & ANDREA	20	207,667	1000	21,559	1,908.00	2019	2019-660022694	BLAIR, RANDY & ANDREA	20	199,108	1000	20,902	1,872.00	2018	2018-660022694	BLAIR, RANDY & ANDREA	20	204,620	1000	21,508	1,914.00	2017	2017-660022694	BLAIR, RANDY & ANDREA	20	202,898	1000	21,319	1,925.00	2016	2016-660022694	BLAIR, RANDY & ANDREA	20	197,561	1000	20,720	1,843.00	2015	2015-660022694	BLAIR, RANDY & ANDREA	20	191,707	1000	20,088	1,795.00	2014	2014-660022694	BLAIR, RANDY & ANDREA	20	218,204	1000	22,478	2,033.00	2013	2013-660022694	BLAIR, RANDY & ANDREA	20	182,944	0	20,124	1,801.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660022694	BLAIR, RANDY & ANDREA	20	309,065	1000	25,144	2,335.00																																																																																																																		
2024	2024-660022694	BLAIR, RANDY & ANDREA	20	328,650	1000	24,383	2,206.00																																																																																																																		
2023	2023-660022694	BLAIR, RANDY & ANDREA	20	230,945	1000	23,644	2,053.00																																																																																																																		
2022	2022-660022694	BLAIR, RANDY & ANDREA	20	236,137	1000	22,926	1,996.00																																																																																																																		
2021	2021-660022694	BLAIR, RANDY & ANDREA	20	211,173	1000	22,229	1,956.00																																																																																																																		
2020	2020-660022694	BLAIR, RANDY & ANDREA	20	207,667	1000	21,559	1,908.00																																																																																																																		
2019	2019-660022694	BLAIR, RANDY & ANDREA	20	199,108	1000	20,902	1,872.00																																																																																																																		
2018	2018-660022694	BLAIR, RANDY & ANDREA	20	204,620	1000	21,508	1,914.00																																																																																																																		
2017	2017-660022694	BLAIR, RANDY & ANDREA	20	202,898	1000	21,319	1,925.00																																																																																																																		
2016	2016-660022694	BLAIR, RANDY & ANDREA	20	197,561	1000	20,720	1,843.00																																																																																																																		
2015	2015-660022694	BLAIR, RANDY & ANDREA	20	191,707	1000	20,088	1,795.00																																																																																																																		
2014	2014-660022694	BLAIR, RANDY & ANDREA	20	218,204	1000	22,478	2,033.00																																																																																																																		
2013	2013-660022694	BLAIR, RANDY & ANDREA	20	182,944	0	20,124	1,801.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:45:16
 Page 2

Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.4737		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	107,753.00 x .71 = 76,115		
Factor Value			
Adjustments	1.0000		
Lot Value	76,115		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0126\IMG_0015. 1/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,097 / 2,097
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,097
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,310	117.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	104.69	Total Misc Impr	+ 20,959
Roofing Adj	+ 4.64	Garage Cost	+ 19,457
Subfloor Adj	+ -2.19	Total RCN	= 307,112
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 67,565
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 239,547
Adj Base Cost	= 127.18	Lot Value	+ 76,115
Total Area	x 2,097	Indicated Value	= 315,662
Adjusted Cost	= 266,696	Value Per SqFt	150.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,547		
Lot Value	76,115		
Indicated Value	315,662	150.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,662	150.53	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	55534	36x6		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	55535	284		284	26.04		7,395
PATO	SLAB PORCH - OPEN	55536	25x9		225	10.13		2,279

