



# 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	660023685																																																					
Parcel ID	20N15E-28-1-00000-000-0000																																																					
Cadastral ID	28-20-15-02700																																																					
Property Type	REAL - Real Property																																																					
Property Class	RA	VI Area	3																																																			
Tax Area	20 - CATOOSA RURAL																																																					
Name ID	348082																																																					
WARD, DEBRA F																																																						
2025 REVOCABLE TRUST																																																						
26465 BELVEDERE DR CLAREMORE OK 74019-0000																																																						
Parcel Location					660023685_003.JPG 10/7/2025																																																	
Situs	06605 574 RD UNIT				Building Permits																																																	
Subdivision					<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Lot/Block	/	Parcel Size	22.5 - Acres		<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> <td>/</td> <td>WARD, AUSTIN TAYLOR &amp;</td> <td>08/21/2025</td> <td>0</td> <td>4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>BROWN, CHARLES L &amp; SHIRLEY A</td> <td>08/28/2020</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	No	1,000		/	WARD, AUSTIN TAYLOR &	08/21/2025	0	4						/	BROWN, CHARLES L & SHIRLEY A	08/28/2020	0	4															
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School District	S002 - CATOOSA SCHOOLS				Sale History																																																	
Legal Description					Parcel Valuation																																																	
Lat/Long: 36.19049752 -95.71315274					<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 2,448</td> <td>2,448</td> <td>11%</td> <td>269</td> <td>Assessed</td> <td>23,424</td> <td>2,175.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 264,760</td> <td>210,501</td> <td></td> <td>23,155</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 267,208</td> <td>212,949</td> <td></td> <td>23,424</td> <td>Total Taxable</td> <td>23,424</td> <td>2,175.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	Remove Cap	0	Land Value 2,448	2,448	11%	269	Assessed	23,424	2,175.15	Year Frozen	0	Improvements 264,760	210,501		23,155	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 267,208	212,949		23,424	Total Taxable	23,424	2,175.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660023685	WARD, DEBRA F	20	232,057	0	22,742	2,112.00																																															
2024	2024-660023685	WARD, AUSTIN TAYLOR &	20	220,091	0	22,080	1,997.00																																															
2023	2023-660023685	WARD, AUSTIN TAYLOR &	20	206,463	0	21,437	1,861.00																																															
2022	2022-660023685	WARD, AUSTIN TAYLOR &	20	203,870	0	20,812	1,812.00																																															
2021	2021-660023685	WARD, AUSTIN TAYLOR &	20	207,882	0	20,206	1,778.00																																															
2020	2020-660023685	BROWN, CHARLES L & SHIRLEY A	20	206,574	1000	18,618	1,647.00																																															
2019	2019-660023685	BROWN, CHARLES L & SHIRLEY A	20	195,991	1000	18,046	1,617.00																																															
2018	2018-660023685	BROWN, CHARLES L & SHIRLEY A	20	201,985	1000	17,491	1,557.00																																															
2017	2017-660023685	BROWN, CHARLES L & SHIRLEY A	20	200,214	1000	16,953	1,531.00																																															
2016	2016-660023685	BROWN, CHARLES L & SHIRLEY A	20	191,601	1000	16,430	1,461.00																																															
2015	2015-660023685	BROWN, CHARLES L & SHIRLEY A	20	188,587	1000	15,922	1,423.00																																															
2014	2014-660023685	BROWN, CHARLES L & SHIRLEY A	20	194,580	1000	15,430	1,396.00																																															
2013	2013-660023685	BROWN, CHARLES L & SHIRLEY A	20	183,513	1000	14,951	1,338.00																																															




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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	 <p>660023685_003.JPG 10/7/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,800 / 2,448
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	2,056 Total, 256 Partition
Garage Type	546 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
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	96.02	Total Misc Impr	+ 15,495	Roofing Adj	+ 4.04	Garage Cost	+ 26,716
Subfloor Adj	+ 0.00	Total RCN	= 402,581	Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	- 173,110
Plumbing Adj	+ 9.14	Lump Sums	+ 0	Basement Adj	+ 23.54	RCNLD	= 229,471
Adj Base Cost	= 147.21	Lot Value	+ 229,471	Total Area	x 2,448	Indicated Value	= 229,471
		Value Per SqFt	93.74	Adjusted Cost	= 360,370		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	229,471		
Lot Value		229,471	93.74 Per SqFt
Agland Value	2,448		
Site Improvements	35,289		
Total Value	267,208	109.15	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	58174	24x7		168	28.93		4,860
PATO	SLAB PORCH - OPEN	58175	434		434	9.69		4,205



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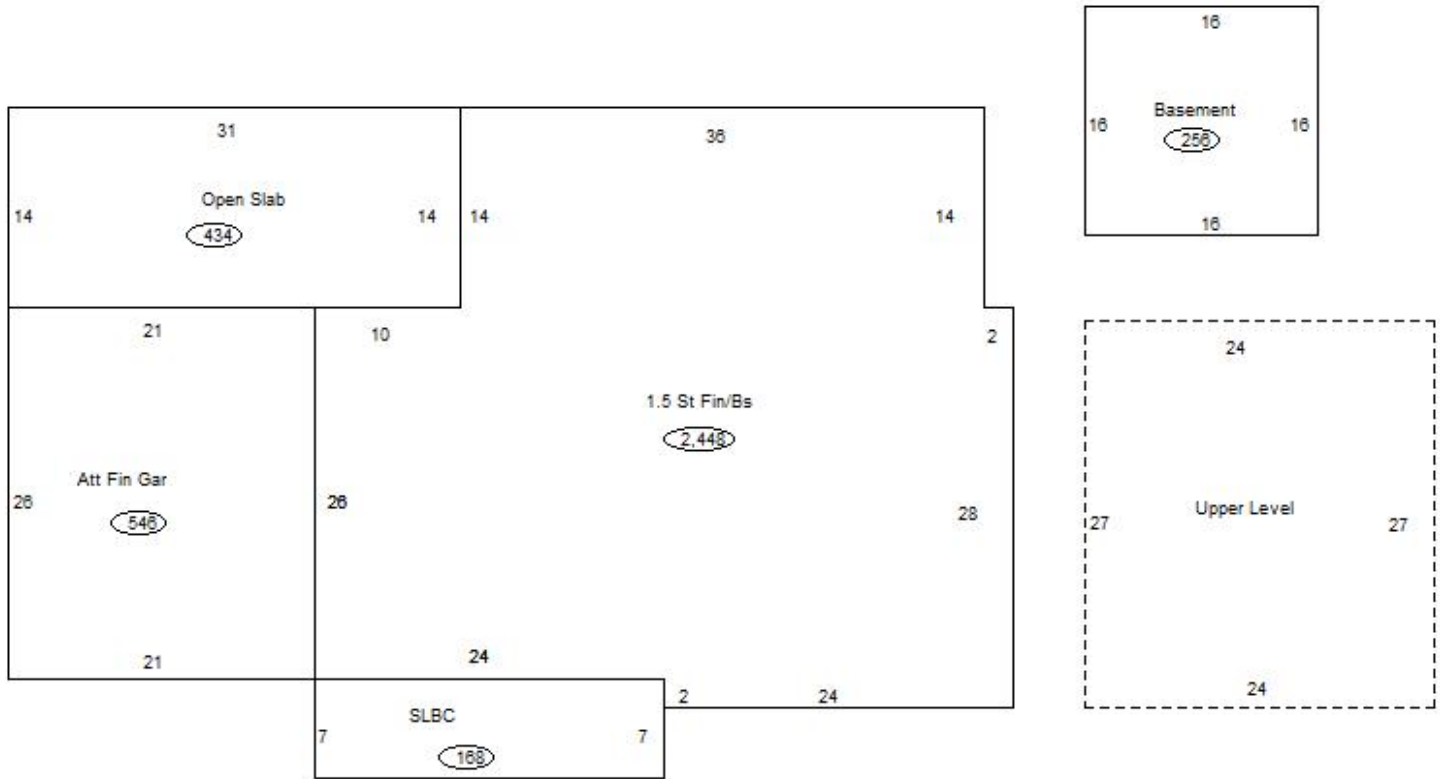
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,800	1.360	2,448
2	G	5		13	Att Fin Gar	546	1.000	546
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	434	1.000	434
5	U	^UL	Overhang	13	Upper Level	648	1.000	648
6	B	2		13	Basement	256	1.000	256
<b>Total Building Area</b>						1,800		2,448



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x12x10	Concrete	Formed Metal	216
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
Base Cost (5.90 x 216)		1,274		1,274	1,274	
	UTIL	Utility Building	30x24x10	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
Base Cost (31.86 x 720)		22,939		22,939	5,735	17,204
	UTIL	Utility Building	30x40x10	Base	Formed Metal	1,200
	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>	
Base Cost (29.55 x 1,200)		35,460		35,460	17,375	18,085



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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	13.500	104	104	1,404	1,404
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	4.000	85	85	338	338
<b>TMBR Totals</b>						17.500			1,742	1,742
OS	OSAGE CLAY	IMP PST	58		0	4.000	162	162	650	650
RS	ROUGH STONY LAND	IMP PST	20		0	1.000	56	56	56	56
<b>IMP PST Totals</b>						5.000			706	706
<b>Total Agland</b>						22.500			2,448	2,448