



# 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> 660024568 <b>Parcel ID</b> 000000-00-0-20010-025-0003 <b>Cadastral ID</b> 29-20-15-01480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 305189 WARD, ALLEN E  213 E FORD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00213 E FORD <b>Subdivision</b> CATOOSA O T <b>Lot/Block</b> 0003 / 0025 <b>Parcel Size</b> 3 - Lots <b>Sec/Twn/Rng</b> 29 / 20 / 15 / 5 <b>Neighborhood</b> 1184 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0054. 1/19/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.18690403 -95.74348178																																																						
ALL TH PT LOT 1 LYING S & E OF RD & ALL OF LOT 2 & ALL LOT 3 LYING N & W OF RD & E 30' ORIG ST ADJ BLOCK 25 CATOOSA O T					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
HV	Veteran	Yes	999,999	5,390	2182/322	WARD, LEE ROY	07/15/2011	8,000	4																																													
					891/277	WARD, ALBERTA LOUISE &	08/31/1992	0	No																																													
<b>Parcel Valuation</b>					<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>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 67,524</td> <td>15,086</td> <td>11%</td> <td>1,659</td> <td>Assessed</td> <td>5,390</td> <td>574.90</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 47,922</td> <td>33,918</td> <td> </td> <td>3,731</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>5,390</td> <td>-575.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 115,446</td> <td>49,004</td> <td> </td> <td>5,390</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 67,524	15,086	11%	1,659	Assessed	5,390	574.90	Year Frozen	0	Improvements 47,922	33,918		3,731	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	5,390	-575.00	TIF Project ID	0	Total Value 115,446	49,004		5,390	Total Taxable	0	0.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024568	WARD, ALLEN E	1	114,414	5233				.00																																													
2024	2024-660024568	WARD, ALLEN E	1	109,079	5081				.00																																													
2023	2023-660024568	WARD, ALLEN E	1	49,885	4933				.00																																													
2022	2022-660024568	WARD, ALLEN E	1	51,173	4790				.00																																													
2021	2021-660024568	WARD, ALLEN E	1	48,795	4650				.00																																													
2020	2020-660024568	WARD, ALLEN E	1	50,238	4514				.00																																													
2019	2019-660024568	WARD, ALLEN E	1	49,192	1000	3,383	304.00																																															
2018	2018-660024568	WARD, ALLEN E	1	52,603	1000	3,256	291.00																																															
2017	2017-660024568	WARD, ALLEN E	1	52,215	1000	3,131	283.00																																															
2016	2016-660024568	WARD, ALLEN E	1	51,100	1000	3,011	268.00																																															
2015	2015-660024568	WARD, ALLEN E	1	50,187	1000	2,894	259.00																																															
2014	2014-660024568	WARD, ALLEN E	1	52,398	1000	2,782	252.00																																															
2013	2013-660024568	WARD, ALLEN E	1	53,366	0	3,671	329.00																																															



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5456		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	23,765.00 x 2.84 = 67,524		
Factor Value			
Adjustments	1.0000		
Lot Value	67,524		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,368 / 1,368
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	73,822	53.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	41,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.33	Total Misc Impr	+ 5,872				
Roofing Adj	+ 3.89	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 153,452				
Heat/Cool Adj	+ 10.30	Depreciation ( 70%)	- 107,416				
Plumbing Adj	+ 6.05	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 46,036				
Adj Base Cost	= 107.88	Lot Value	+ 67,524				
Total Area	x 1,368	Indicated Value	= 113,560				
Adjusted Cost	= 147,580	Value Per SqFt	83.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,036		
Lot Value	67,524		
Indicated Value	113,560	83.01	Per SqFt
Agland Value			
Site Improvements	1,886		
Total Value	115,446	84.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59953	36x8		288	20.39		5,872



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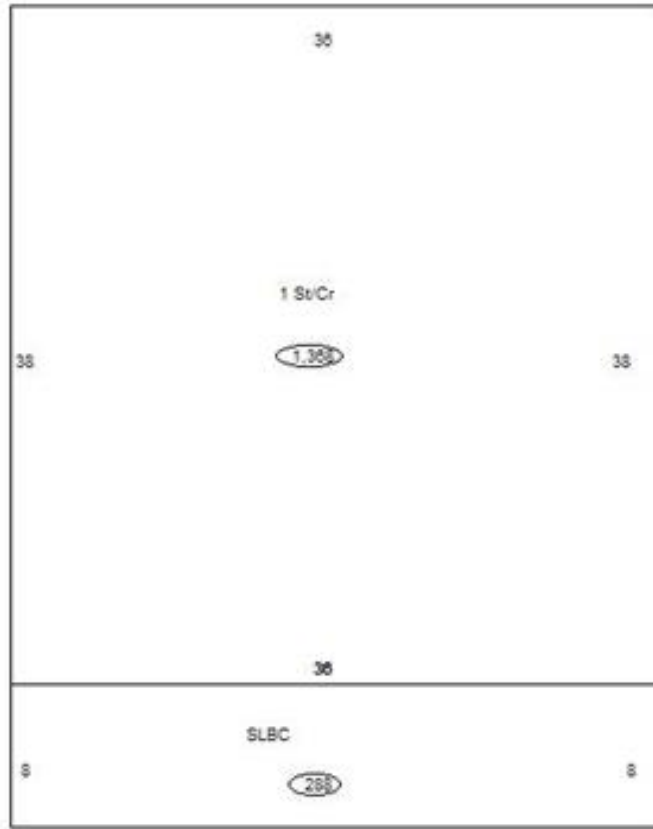
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### Sketch Image

660024568



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,368	1.000	1,368
2	M	PRCH		10	SLBC	288	1.000	288
<b>Total Building Area</b>						1,368		1,368



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	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 (10.48 x 600)		6,288		6,288	4,402	1,886