




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:46:40
 Page 1

Assessment Data					Primary Image														
Account 660024575 Parcel ID 000000-00-0-20130-001-0002 Cadastral ID 29-20-15-01550 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 335532 COX, DILLON P 243 OAK BLUFF RD CATOOSA OK 74015-0000 Parcel Location Situs 00243 OAK BLUFF RD Subdivision SPUNKY CREEK I Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 20 / 15 / 5 Neighborhood 1190 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0061. 1/19/2022</p>														
Legal Description Lot/Long: 36.19116712 -95.73235521																			
LOT 2 BLOCK 1 SPUNKY CREEK I					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	MONROE, DANNIE L &	08/18/2021	175,000	YES										
					/	MONROE, DANNIE L &	11/05/2018	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2022		Land Value 48,847	48,847	11%	5,373	Assessed	20,418	2,177.78										
Year Frozen	0		Improvements 136,770	136,770		15,045	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 185,617	185,617		20,418	Total Taxable	20,418	2,178.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024575	COX, DILLON P			1	181,702	0	19,987	2,132.00										
2024	2024-660024575	COX, DILLON P			1	190,506	0	20,212	2,132.00										
2023	2023-660024575	COX, DILLON P			1	175,000	0	19,250	1,976.00										
2022	2022-660024575	COX, DILLON P			1	175,000	0	19,250	1,932.00										
2021	2021-660024575	COX, DILLON P			1	167,268	1000	16,269	1,431.00										
2020	2020-660024575	MONROE, DANNIE L &			1	164,710	1000	15,766	1,396.00										
2019	2019-660024575	MONROE, DANNIE L &			1	158,543	1000	15,278	1,372.00										
2018	2018-660024575	MONROE, DANNIE L &			1	163,415	1000	14,804	1,321.00										
2017	2017-660024575	MONROE, DANNIE L &			1	162,046	1000	14,343	1,295.00										
2016	2016-660024575	MONROE, DANNIE L &			1	158,204	1000	13,897	1,236.00										
2015	2015-660024575	MONROE, DANNIE L &			1	153,597	1000	13,463	1,203.00										
2014	2014-660024575	MONROE, DANNIE L &			1	154,774	1000	13,042	1,180.00										
2013	2013-660024575	MONROE, DANNIE L &			1	147,198	1000	12,633	1,131.00										



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Time 06:46:40
Page 2

Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9345 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 40,706.00 x 1.20 = 48,847 Factor Value Adjustments 1.0000 Lot Value 48,847		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0061. 1/19/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,692 / 1,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,692
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	564 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 43

Cost Approach				Manual : 01/2025			
Base Cost	111.34	Total Misc Impr	+ 10,723	Roofing Adj	+ 4.86	Garage Cost	+ 21,934
Subfloor Adj	+ -2.31	Total RCN	= 262,261	Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 128,508
Plumbing Adj	+ 9.17	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 133,753
Adj Base Cost	= 135.70	Lot Value	+ 48,847	Total Area	x 1,692	Indicated Value	= 182,600
		Value Per SqFt	107.92	Adjusted Cost	= 229,604		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	201,905	119.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	217,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,753		
Lot Value	48,847		
Indicated Value	182,600	107.92	Per SqFt
Agland Value			
Site Improvements	3,017		
Total Value	185,617	109.70	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	59963	12x6		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	59964	12x10		120	26.55		3,186



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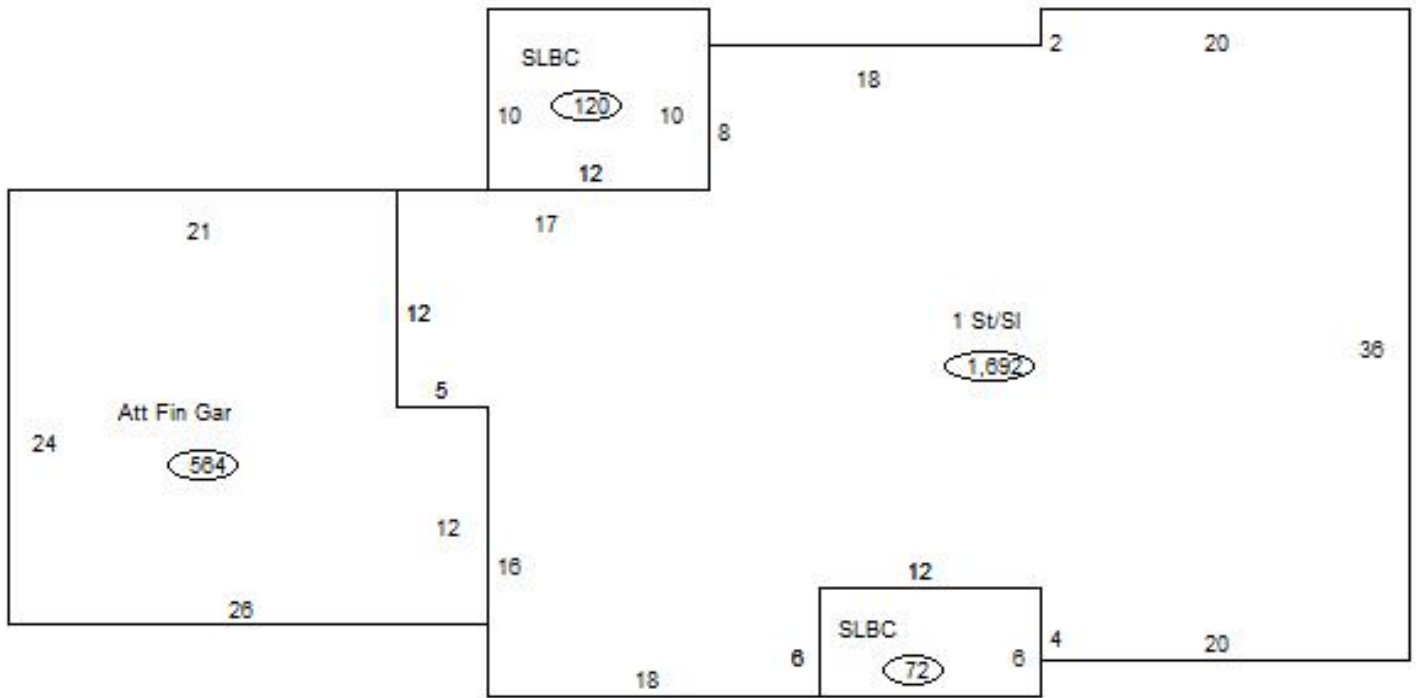
Date 04/18/2026

Time 06:46:40

Page 3

Sketch Image

660024575



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,692	1.000	1,692
2	G	5		13	Att Fin Gar	564	1.000	564
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,692		1,692



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Date 04/18/2026
Time 06:46:40
Page 4

660024575

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x6	Concrete	Composition Shingle	240
	Qual 4	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.28 x 240)	5,587		5,587	3,017