



# 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                                                                                                                                                                                                                    | 660024576                  |                        |          |             | <p>\\tsclient\C\Users\rln\Pictures\2017-07-07 07-07-17\07-07-17 048.J 7/19/2017</p> |                         |               |                  |        |  |  |  |  |  |
| Parcel ID                                                                                                                                                                                                                  | 000000-00-0-20130-001-0003 |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Cadastral ID                                                                                                                                                                                                               | 29-20-15-01560             |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Property Type                                                                                                                                                                                                              | REAL - Real Property       |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Property Class                                                                                                                                                                                                             | URP                        | VI Area                | 3        |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Tax Area                                                                                                                                                                                                                   | 1 - CATOOSA OT             |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Name ID                                                                                                                                                                                                                    | 310968                     |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| WJGL REVOCABLE TRUST                                                                                                                                                                                                       |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| 245 OAK BLUFF RD<br>CATOOSA OK 74015-0000                                                                                                                                                                                  |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Parcel Location                                                                                                                                                                                                            |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Situs                                                                                                                                                                                                                      | 00245 OAK BLUFF RD         |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Subdivision                                                                                                                                                                                                                | SPUNKY CREEK I             |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Lot/Block                                                                                                                                                                                                                  | 0003 / 0001                | Parcel Size            | 1 - Lots |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Sec/Twn/Rng                                                                                                                                                                                                                | 29 / 20 / 15 / 5           |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Neighborhood                                                                                                                                                                                                               | 1190 - R-V03-SW CATOOSA    |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| School District                                                                                                                                                                                                            | S002 - CATOOSA SCHOOLS     |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Legal Description Lat/Long: 36.19118804 -95.73155694                                                                                                                                                                       |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Building Permits                                                                                                                                                                                                           |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| LOT 3 BLOCK 1 SPUNKY CREEK I                                                                                                                                                                                               |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| <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                                                                                                                                                                                                                 |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Code                                                                                                                                                                                                                       | Type                       | Active                 | Maximum  | Exemption   | Sale History                                                                        |                         |               |                  |        |  |  |  |  |  |
| HV                                                                                                                                                                                                                         | Veteran                    | Yes                    | 999,999  | 33,214      | Bk/Pg                                                                               | Grantor                 | Date          | Price            | Code   |  |  |  |  |  |
|                                                                                                                                                                                                                            |                            |                        |          |             | 2363/655                                                                            | CJGL REVOC TRUST        | 08/29/2013    | 0                | 4      |  |  |  |  |  |
|                                                                                                                                                                                                                            |                            |                        |          |             | 2199/553                                                                            | BANK OF NEW YORK MELLON | 08/26/2011    | 218,500          | 3      |  |  |  |  |  |
|                                                                                                                                                                                                                            |                            |                        |          |             | 2180/828                                                                            | SEIGEL, DEBRA K         | 06/17/2011    | 0                | 1      |  |  |  |  |  |
|                                                                                                                                                                                                                            |                            |                        |          |             | 1003/732                                                                            | ROGNE, JOHN L           | 10/02/1995    | 97,341           | No     |  |  |  |  |  |
| Parcel Valuation                                                                                                                                                                                                           |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Source                                                                                                                                                                                                                     | REAL                       | Fair Cash              | Capped   | Asmnt Level | Assessed                                                                            | Levy Rate               | 106.660       | Current Tax      |        |  |  |  |  |  |
| Remove Cap                                                                                                                                                                                                                 | 0                          | Land Value             | 55,684   | 42,111      | 11%                                                                                 | 4,632                   | Assessed      | 33,214 3,542.61  |        |  |  |  |  |  |
| Year Frozen                                                                                                                                                                                                                | 0                          | Improvements           | 325,838  | 259,833     |                                                                                     | 28,582                  | Penalty       | 0                |        |  |  |  |  |  |
| Uncapped Value                                                                                                                                                                                                             | 0                          | Mobile Home            | 0        | 0           |                                                                                     | 0                       | Exemption     | 33,214 -3,543.00 |        |  |  |  |  |  |
| TIF Project ID                                                                                                                                                                                                             | 0                          | Total Value            | 381,522  | 301,944     |                                                                                     | 33,214                  | Total Taxable | 0 0.00           |        |  |  |  |  |  |
| Assessment History                                                                                                                                                                                                         |                            |                        |          |             |                                                                                     |                         |               |                  |        |  |  |  |  |  |
| Tax Year                                                                                                                                                                                                                   | Statement Number           | Billed Owner           | Tax Area | Total Value | Exemptions                                                                          | Taxable Value           | Billed Tax    |                  |        |  |  |  |  |  |
| 2025                                                                                                                                                                                                                       | 2025-660024576             | WJGL REVOCABLE TRUST   | 1        | 371,871     | 32246                                                                               |                         | .00           |                  |        |  |  |  |  |  |
| 2024                                                                                                                                                                                                                       | 2024-660024576             | WJGL REVOCABLE TRUST   | 1        | 315,996     | 31308                                                                               |                         | .00           |                  |        |  |  |  |  |  |
| 2023                                                                                                                                                                                                                       | 2023-660024576             | SEILER, JENNIFER JOY & | 1        | 276,323     | 1000                                                                                |                         | .00           |                  |        |  |  |  |  |  |
| 2022                                                                                                                                                                                                                       | 2022-660024576             | SEILER, JENNIFER JOY & | 1        | 269,123     | 1000                                                                                | 28,604                  | 2,871.00      |                  |        |  |  |  |  |  |
| 2021                                                                                                                                                                                                                       | 2021-660024576             | SEILER, JENNIFER JOY & | 1        | 261,617     | 1000                                                                                | 27,778                  | 2,444.00      |                  |        |  |  |  |  |  |
| 2020                                                                                                                                                                                                                       | 2020-660024576             | SEILER, JENNIFER JOY & | 1        | 261,461     | 1000                                                                                | 27,761                  | 2,459.00      |                  |        |  |  |  |  |  |
| 2019                                                                                                                                                                                                                       | 2019-660024576             | SEILER, JENNIFER JOY & | 1        | 260,993     | 1000                                                                                | 27,709                  | 2,488.00      |                  |        |  |  |  |  |  |
| 2018                                                                                                                                                                                                                       | 2018-660024576             | SEILER, JENNIFER JOY & | 1        | 261,461     | 1000                                                                                | 27,761                  | 2,478.00      |                  |        |  |  |  |  |  |
| 2017                                                                                                                                                                                                                       | 2017-660024576             | SEILER, JENNIFER JOY & | 1        | 256,182     | 1000                                                                                | 27,180                  | 2,454.00      |                  |        |  |  |  |  |  |
| 2016                                                                                                                                                                                                                       | 2016-660024576             | SEILER, JENNIFER JOY & | 1        | 248,948     | 1000                                                                                | 26,384                  | 2,347.00      |                  |        |  |  |  |  |  |
| 2015                                                                                                                                                                                                                       | 2015-660024576             | SEILER, JENNIFER JOY & | 1        | 248,792     | 1000                                                                                | 26,367                  | 2,357.00      |                  |        |  |  |  |  |  |
| 2014                                                                                                                                                                                                                       | 2014-660024576             | SEILER, JENNIFER JOY & | 1        | 248,948     | 1000                                                                                | 26,384                  | 2,387.00      |                  |        |  |  |  |  |  |
| 2013                                                                                                                                                                                                                       | 2013-660024576             | CJGL REVOC TRUST       | 1        | 251,548     | 1000                                                                                | 26,670                  | 2,387.00      |                  |        |  |  |  |  |  |



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| Lot Data        | Square-Foot - NBHD 1190 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       |                            |               |
| Units Buildable | 1                          |               |
| Non-Ag Acres    | 1.1305                     |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 49,246.00 x 1.13 = 55,684  |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 55,684                     |               |

| Residential Data |                                           |
|------------------|-------------------------------------------|
| Type             | 1 Single Family Residence                 |
| Condition        | 3 - Average                               |
| Quality          | 4 - Good                                  |
| Architecture     | TRAD TRADITIONAL                          |
| Style            | 100% 1 1/2 Story Finished                 |
| Exterior Wall    | 50% Frame, Stucco 50% Frame, Siding, Wood |
| Base/Total Area  | 2,726 / 3,446                             |
| Style            | 100% 1 1/2 Story Finished                 |
| HVAC             | 100% Warmed & Cooled Air                  |
| Roof Cover       | 1 Composition Shingle                     |
| Area on Slab     | 2,726                                     |
| Fixture/RghIn    | 17 /                                      |
| Bed/F/H Bath     | 3 / 3.5 /                                 |
| Basement Area    |                                           |
| Garage Type      | 918 Attached Garage - Finished            |
| Remodel          | RMA -                                     |
| Year/Eff Age     | 1977 / 36                                 |



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| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 448,528 | 130.16 | Per SqFt |

| Direct Comparables |         |                  |          |
|--------------------|---------|------------------|----------|
| Selection Model    | A       | Adam Test        |          |
| Adjustment Model   | 1       | 2022 Residential |          |
| Comparables        | 3       |                  |          |
| Indicated Value    | 400,820 |                  | Per SqFt |

| Cost Approach |           |                     |   | Manual : 01/2025 |  |  |  |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost     | 94.11     | Total Misc Impr     | + | 46,569           |  |  |  |
| Roofing Adj   | + 4.54    | Garage Cost         | + | 52,243           |  |  |  |
| Subfloor Adj  | + -3.52   | Total RCN           | = | 513,194          |  |  |  |
| Heat/Cool Adj | + 16.31   | Depreciation ( 43%) | - | 220,673          |  |  |  |
| Plumbing Adj  | + 8.81    | Lump Sums           | + | 28,994           |  |  |  |
| Basement Adj  | + 0.00    | RCNLD               | = | 321,515          |  |  |  |
| Adj Base Cost | = 120.25  | Lot Value           | + | 55,684           |  |  |  |
| Total Area    | x 3,446   | Indicated Value     | = | 377,199          |  |  |  |
| Adjusted Cost | = 414,382 | Value Per SqFt      |   | 109.46           |  |  |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 321,515       |        |                      |
| Lot Value            | 55,684        |        |                      |
| Indicated Value      | 377,199       | 109.46 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 4,323         |        |                      |
| Total Value          | 381,522       | 110.71 | 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     | 7,243.87  |      | 7,244  |
| PRCH                       | SLAB PORCH - COVERED            | 59967     | 640   |      | 640   | 30.87     |      | 19,757 |
| PRCH                       | SLAB PORCH - COVERED            | 59968     | 310   |      | 310   | 31.91     |      | 9,892  |
| BALW                       | BALCONY - WOOD                  | 59969     | 20x8  |      | 160   | 35.19     |      | 5,630  |
| CPDT                       | CARPORT - DETACHED              | 59971     | 34x20 |      | 680   | 14.23     |      | 9,676  |
| GRDT                       | Garage - Detached               | 180743    | 30x20 |      | 600   | 38.94     |      | 23,364 |



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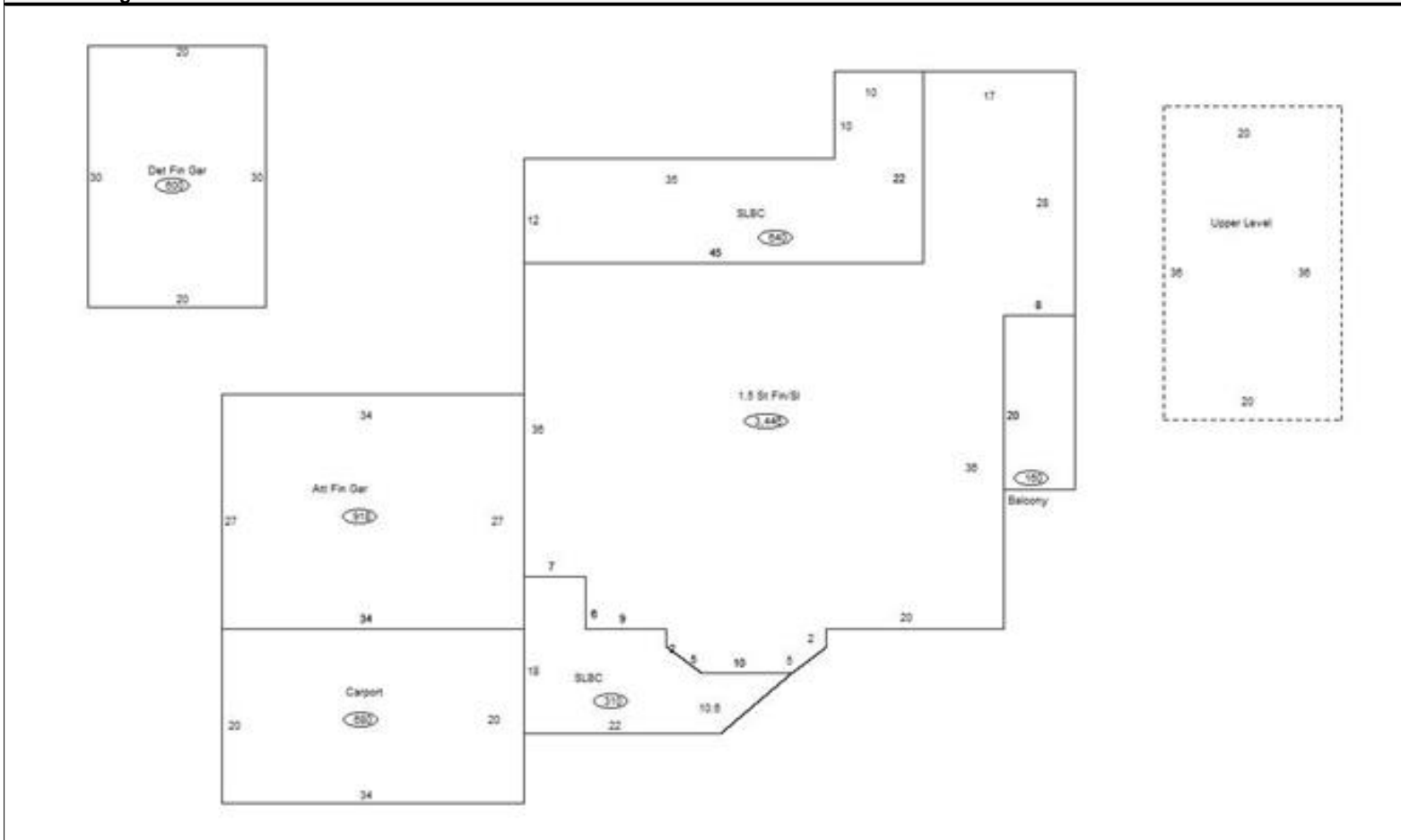
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### Sketch Image

660024576



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | R    | 5    | Slab       | 13    | 1.5 St Fin/SI | 2,726        | 1.264      | 3,446        |
| 2                          | G    | 5    |            | 13    | Att Fin Gar   | 918          | 1.000      | 918          |
| 3                          | M    | PRCH |            | 13    | SLBC          | 640          | 1.000      | 640          |
| 4                          | M    | PRCH |            | 13    | SLBC          | 310          | 1.000      | 310          |
| 5                          | M    | BALW |            | 13    | Balcony       | 160          | 1.000      | 160          |
| 6                          | U    | ^UL  | Overhang   | 13    | Upper Level   | 720          | 1.000      | 720          |
| 7                          | M    | CPDT |            | 13    | Carport       | 680          | 1.000      | 680          |
| 8                          | G    | 6    |            | 13    | Det Fin Gar   | 600          | 1.000      | 600          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>2,726</b> |            | <b>3,446</b> |



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### Outbuildings/Site Improvements

| Building Image | Code   | Description               | Dimensions | Floor    | Roofing | Total Units |
|----------------|--------|---------------------------|------------|----------|---------|-------------|
|                | SPLG   | Swimming Pool - In Ground | 0x0x0      | Concrete |         | 406         |
|                | Qual 3 | Cond 3                    | Year       | Eff Age  |         |             |

| Valuation Summary       |        | Modifier Total | RCN    | Depr (80% Phys/ % Func) | RCNLD |
|-------------------------|--------|----------------|--------|-------------------------|-------|
| Base Cost (53.24 x 406) | 21,615 |                | 21,615 | 17,292                  | 4,323 |