




# 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> 660024577 <b>Parcel ID</b> 000000-00-0-20130-001-0004 <b>Cadastral ID</b> 29-20-15-01570 <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> 305178 DRESHER, STEVE MARK TRUST & JANET SUE DRESHER TRUST  247 OAK BLUFF RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00247 OAK BLUFF RD <b>Subdivision</b> SPUNKY CREEK I <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 29 / 20 / 15 / 5 <b>Neighborhood</b> 1190 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 \\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0067. 1/19/2022														
<b>Legal Description</b> Lat/Long: 36.19078853 -95.73117926																			
LOT 4 BLOCK 1 SPUNKY CREEK I					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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>										
H	Homestead	Yes	1,000	1,000	2181/944	SMITH, TOLISE M	07/01/2011	185,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	53,104	45,977	11%	5,057	<b>Assessed</b>	23,498	2,506.30										
Year Frozen	2023	<b>Improvements</b>	193,628	167,641		18,441	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-106.00										
TIF Project ID	0	<b>Total Value</b>	246,732	213,618		23,498	<b>Total Taxable</b>	22,498	2,400.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660024577	DRESHER, STEVE MARK TRUST &			1	234,676	1000	22,497	2,400.00										
2024	2024-660024577	DRESHER, STEVE &			1	246,866	1000	22,498	2,373.00										
2023	2023-660024577	DRESHER, STEVE &			1	213,618	1000	22,498	2,309.00										
2022	2022-660024577	DRESHER, STEVE &			1	216,501	1000	22,815	2,290.00										
2021	2021-660024577	DRESHER, STEVE &			1	213,515	1000	22,487	1,978.00										
2020	2020-660024577	DRESHER, STEVE &			1	214,493	1000	22,116	1,959.00										
2019	2019-660024577	DRESHER, STEVE &			1	204,029	1000	21,443	1,926.00										
2018	2018-660024577	DRESHER, STEVE &			1	209,655	1000	22,062	1,969.00										
2017	2017-660024577	DRESHER, STEVE &			1	207,957	1000	21,875	1,975.00										
2016	2016-660024577	DRESHER, STEVE &			1	202,635	1000	21,270	1,892.00										
2015	2015-660024577	DRESHER, STEVE &			1	196,554	1000	20,621	1,843.00										
2014	2014-660024577	DRESHER, STEVE &			1	198,182	1000	20,386	1,844.00										
2013	2013-660024577	DRESHER, STEVE &			1	188,756	1000	19,763	1,769.00										



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Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0318		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,946.00 x 1.18 = 53,104		
Factor Value			
Adjustments	1.0000		
Lot Value	53,104		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,366 / 2,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,366
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	648 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	260,180	109.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	225,900		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.30	Total Misc Impr	+ 14,338
Roofing Adj	+ 4.54	Garage Cost	+ 24,566
Subfloor Adj	+ -2.19	Total RCN	= 338,321
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 148,861
Plumbing Adj	+ 8.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,460
Adj Base Cost	= 126.55	Lot Value	+ 53,104
Total Area	x 2,366	Indicated Value	= 242,564
Adjusted Cost	= 299,417	Value Per SqFt	102.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,460		
Lot Value	53,104		
Indicated Value	242,564	102.52	Per SqFt
Agland Value			
Site Improvements	4,168		
Total Value	246,732	104.28	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	59976		98	98	26.62		2,609
PRCH	SLAB PORCH - COVERED	59977		154	154	26.45		4,073
PATO	SLAB PORCH - OPEN	59978	16x12		192	10.63		2,041



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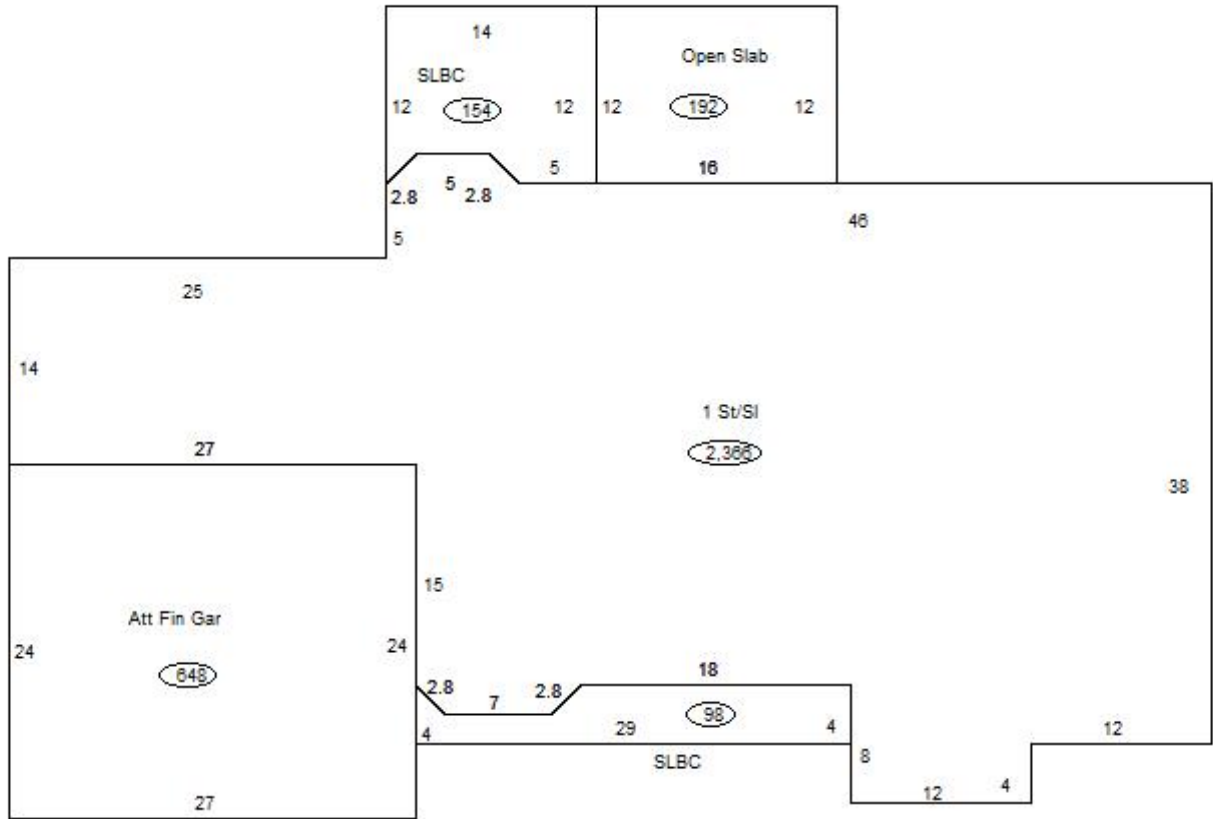
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,366	1.000	2,366
2	G	5		13	Att Fin Gar	648	1.000	648
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	154	1.000	154
5	M	PATO		13	Open Slab	192	1.000	192
<b>Total Building Area</b>						<b>2,366</b>		<b>2,366</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x6	Concrete	Composition Shingle	240
	Qual	3	Cond	3	Year	2021
				Eff Age	4	

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (21.44 x 240)	5,146		5,146	978	4,168