




# 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> 660024579 <b>Parcel ID</b> 000000-00-0-20130-001-0006 <b>Cadastral ID</b> 29-20-15-01590 <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> 329873 WHITE, JUSTIN DAVID & KAYLIN J  251 OAK BLUFF RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00251 OAK BLUFF RD <b>Subdivision</b> SPUNKY CREEK I <b>Lot/Block</b> 0006 / 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					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0118\IMG_0072. 1/19/2022</p>														
<b>Legal Description</b> Lat/Long: 36.18903403 -95.73127502																			
LOT 6 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>R20</td> <td>R22- FULL REMODEL TO STUDS</td> <td>03/2019</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- FULL REMODEL TO STUDS	03/2019	01/2022	
Number	Description	Opened	Closed	Amount															
R20	R22- FULL REMODEL TO STUDS	03/2019	01/2022																
<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	/	GILLES, JAMES G &	01/10/2020	207,000	YES										
					2700/698	WILMINGTON TRUST NA	01/29/2018	123,000	3										
					2645/267	JENNINGS, DOUGLAS A &	06/29/2017	0	10										
<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	2021		Land Value 68,609	41,521	11%	4,567	Assessed	43,057	4,592.46										
Year Frozen	0		Improvements 359,490	349,911		38,490	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		<b>Total Value</b> 428,099	391,432		43,057	<b>Total Taxable</b>	42,057	4,486.00										
<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	2025-660024579	WHITE, JUSTIN DAVID &			1	409,832	1000	40,803	4,352.00										
2024	2024-660024579	WHITE, JUSTIN DAVID &			1	403,620	1000	39,586	4,176.00										
2023	2023-660024579	WHITE, JUSTIN DAVID &			1	363,049	1000	38,404	3,941.00										
2022	2022-660024579	WHITE, JUSTIN DAVID &			1	370,786	1000	37,256	3,740.00										
2021	2021-660024579	WHITE, JUSTIN DAVID &			1	209,031	0	22,993	2,023.00										
2020	2020-660024579	WHITE, JUSTIN DAVID &			1	128,533	0	14,139	1,252.00										
2019	2019-660024579	GILLES, JAMES G &			1	125,655	0	13,822	1,241.00										
2018	2018-660024579	GILLES, JAMES G &			1	242,097	0	22,939	2,048.00										
2017	2017-660024579	WILMINGTON TRUST NA			1	259,748	0	21,847	1,973.00										
2016	2016-660024579	JENNINGS, DOUGLAS A &			1	252,650	0	20,807	1,851.00										
2015	2015-660024579	JENNINGS, DOUGLAS A &			1	245,665	0	19,815	1,771.00										
2014	2014-660024579	JENNINGS, DOUGLAS A &			1	248,161	0	18,872	1,707.00										
2013	2013-660024579	JENNINGS, DOUGLAS A &			1	234,592	0	17,974	1,609.00										



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Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6251		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	70,789.00 x .97 = 68,609		
Factor Value			
Adjustments	1.0000		
Lot Value	68,609		



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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% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,804 / 2,708
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	1,804 Total, 480 Partition
Garage Type	672 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1977 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	351,671	129.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	310,850		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.78	Total Misc Impr	+ 10,401
Roofing Adj	+ 4.13	Garage Cost	+ 38,640
Subfloor Adj	+ 0.00	Total RCN	= 468,104
Heat/Cool Adj	+ 16.31	Depreciation ( 26%)	- 121,707
Plumbing Adj	+ 7.38	Lump Sums	+ 11,205
Basement Adj	+ 24.15	RCNLD	= 357,602
Adj Base Cost	= 154.75	Lot Value	+ 68,609
Total Area	x 2,708	Indicated Value	= 426,211
Adjusted Cost	= 419,063	Value Per SqFt	157.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,602		
Lot Value	68,609		
Indicated Value	426,211	157.39	Per SqFt
Agland Value			
Site Improvements	1,888		
Total Value	428,099	158.09	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	59988	24x4		96	32.89		3,157
BALW	Balcony - Wood	59989	20x14		280	35.19	20%	7,883
BALW	Balcony - Wood	59991	118		118	35.19	20%	3,322



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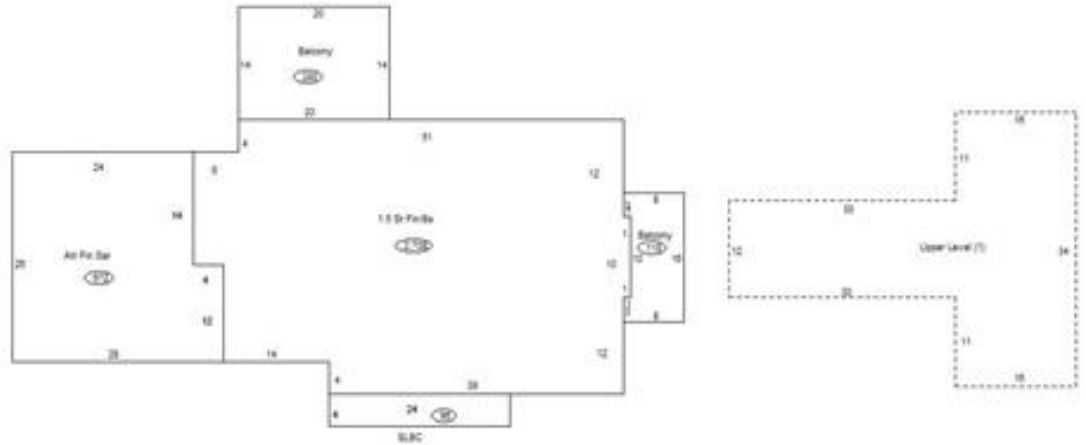
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Sketch Image

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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	1,804	1.501	2,708
2	G	5		13	Att Fin Gar	672	1.000	672
3	M	PRCH		13	SLBC	96	1.000	96
4	M	BALW		13	Balcony	280	1.000	280
5	U	^UL		13	Upper Level (1)	904	1.000	904
6	M	BALW		13	Balcony	118	1.000	118
<b>Total Building Area</b>						<b>1,804</b>		<b>2,708</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x6	Concrete	Composition Shingle	100
	Qual	2	Cond	2	Year	2021
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (24.52 x 100)	2,452		2,452	564
				1,888