



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 660024629 Parcel ID 000000-00-0-20140-001-0010 Cadastral ID 29-20-15-02080 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 188084 GOLDIZEN, KAAREN L TRUSTEE 418 TIMBERCREST RD CATOOSA OK 74015-0000 Parcel Location Situs 00418 TIMBERCREST RD Subdivision SPUNKY CREEK II Lot/Block 0010 / 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_0119\IMG_0110. 1/20/2022</p>														
Legal Description Lat/Long: 36.18690197 -95.73299598																			
LOT 10 BLOCK 1 SPUNKY CREEK II					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	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0	Land Value	54,773	38,238	11%	4,206	Assessed	24,215	2,582.77										
Year Frozen	0	Improvements	206,940	181,896		20,009	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0	Total Value	261,713	220,134		24,215	Total Taxable	23,215	2,476.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	248,772	1000	22,510	2,401.00										
2024	2024-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	246,032	1000	21,825	2,302.00										
2023	2023-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	214,327	1000	21,161	2,172.00										
2022	2022-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	217,419	1000	20,515	2,059.00										
2021	2021-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	214,549	1000	19,889	1,750.00										
2020	2020-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	213,540	1000	19,280	1,708.00										
2019	2019-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	203,122	1000	18,690	1,678.00										
2018	2018-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	209,242	1000	18,116	1,617.00										
2017	2017-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	207,498	1000	17,560	1,586.00										
2016	2016-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	202,348	1000	17,019	1,514.00										
2015	2015-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	196,898	1000	16,494	1,474.00										
2014	2014-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	201,829	1000	15,984	1,446.00										
2013	2013-660024629	GOLDIZEN, KAAREN L TRUSTEE			1	193,373	1000	15,489	1,386.00										



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Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0957	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,729.00 x 1.15 = 54,773	
Factor Value		
Adjustments	1.0000	
Lot Value	54,773	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,388 / 2,556
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,388
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	482 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	287,448	112.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	253,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.39	Total Misc Impr	+	18,621			
Roofing Adj	+ 4.85	Garage Cost	+	24,216			
Subfloor Adj	+ -3.18	Total RCN	=	363,053			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	156,113			
Plumbing Adj	+ 8.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	206,940			
Adj Base Cost	= 125.28	Lot Value	+	54,773			
Total Area	x 2,556	Indicated Value	=	261,713			
Adjusted Cost	= 320,216	Value Per SqFt		102.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,940		
Lot Value	54,773		
Indicated Value	261,713	102.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	261,713	102.39	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	60236		184	184	28.86		5,310
PRCH	SLAB PORCH - COVERED	60237	20x12		240	28.67		6,881



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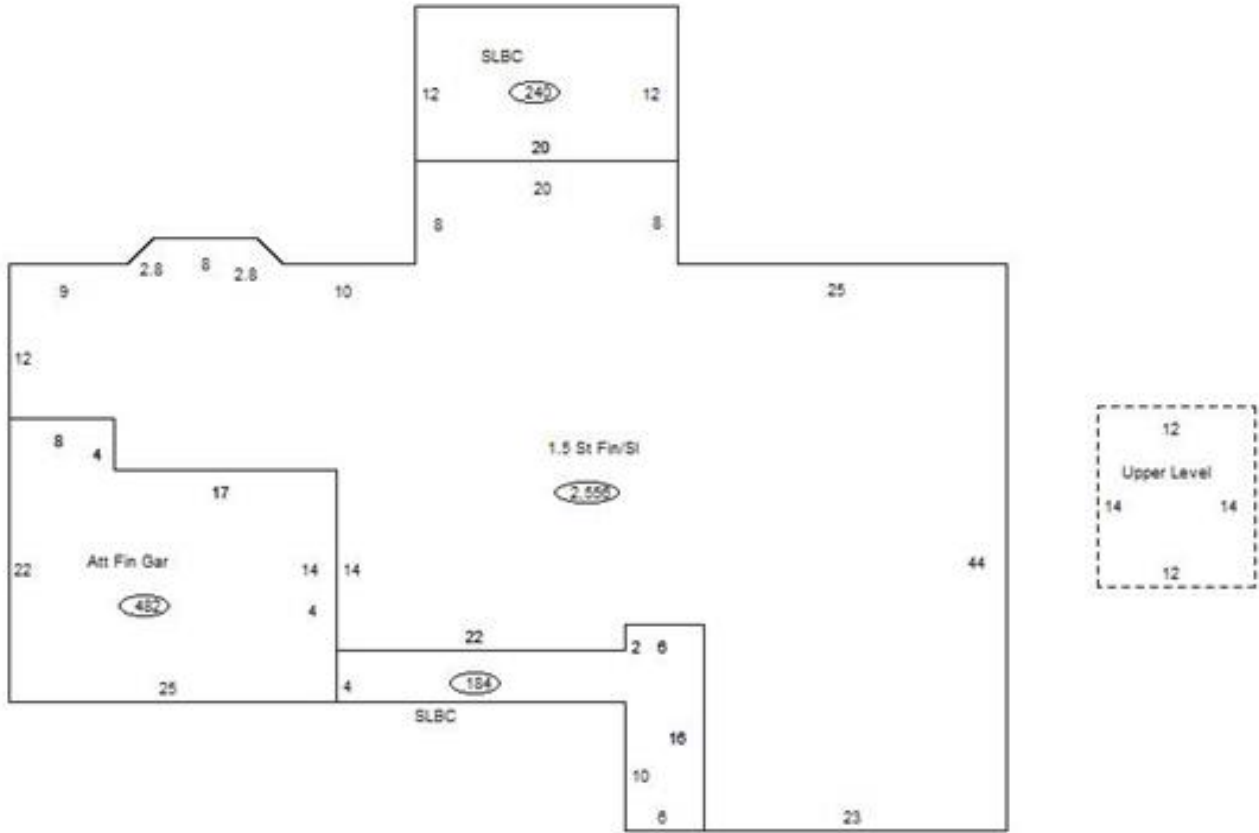
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Sketch Image

660024629



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	2,388	1.070	2,556
2	G	5		13	Att Fin Gar	482	1.000	482
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	240	1.000	240
5	U	^UL	Overhang	13	Upper Level	168	1.000	168
Total Building Area						2,388		2,556