



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:35
Page 1

Assessment Data					Primary Image																																																	
Account 660024658 Parcel ID 000000-00-0-20140-003-0007 Cadastral ID 29-20-15-02370 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 188944 FORSLUND, ROBERT L & DONNA M 429 TIMBERCREST RD CATOOSA OK 74015-0000					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0019. 1/20/2022</p>																																																	
Parcel Location Situs 00429 TIMBERCREST RD Subdivision SPUNKY CREEK II Lot/Block 0007 / 0003 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: 36.18534938 -95.73316820					Building Permits																																																	
LOT 7 BLOCK 3 SPUNKY CREEK II					<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	855/564			115,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 59,117</td> <td>28,453</td> <td>11%</td> <td>3,130</td> <td>Assessed</td> <td>23,004</td> <td>2,453.61</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 251,827</td> <td>180,666</td> <td> </td> <td>19,874</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 310,944</td> <td>209,119</td> <td> </td> <td>23,004</td> <td>Total Taxable</td> <td>22,004</td> <td>2,347.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 59,117	28,453	11%	3,130	Assessed	23,004	2,453.61	Year Frozen	0	Improvements 251,827	180,666		19,874	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 310,944	209,119		23,004	Total Taxable	22,004	2,347.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																														
Remove Cap	0	Land Value 59,117	28,453	11%	3,130	Assessed	23,004	2,453.61																																														
Year Frozen	0	Improvements 251,827	180,666		19,874	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00																																														
TIF Project ID	0	Total Value 310,944	209,119		23,004	Total Taxable	22,004	2,347.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024658	FORSLUND, ROBERT L &	1	288,648	1000	21,333	2,275.00																																															
2024	2024-660024658	FORSLUND, ROBERT L &	1	285,919	1000	20,683	2,182.00																																															
2023	2023-660024658	FORSLUND, ROBERT L &	1	254,757	1000	20,051	2,058.00																																															
2022	2022-660024658	FORSLUND, ROBERT L &	1	257,315	1000	19,438	1,951.00																																															
2021	2021-660024658	FORSLUND, ROBERT L &	1	238,912	1000	18,843	1,658.00																																															
2020	2020-660024658	FORSLUND, ROBERT L &	1	235,100	1000	18,265	1,618.00																																															
2019	2019-660024658	FORSLUND, ROBERT L &	1	226,112	1000	17,704	1,590.00																																															
2018	2018-660024658	FORSLUND, ROBERT L &	1	230,020	1000	17,159	1,532.00																																															
2017	2017-660024658	FORSLUND, ROBERT L &	1	228,025	1000	16,630	1,502.00																																															
2016	2016-660024658	FORSLUND, ROBERT L &	1	222,383	1000	16,117	1,433.00																																															
2015	2015-660024658	FORSLUND, ROBERT L &	1	215,608	1000	15,619	1,396.00																																															
2014	2014-660024658	FORSLUND, ROBERT L &	1	221,485	1000	15,134	1,369.00																																															
2013	2013-660024658	FORSLUND, ROBERT L &	1	209,722	1000	14,664	1,313.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:54:35
Page 2

Lot Data	Square-Foot - NBHD 1190 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2619 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,969.00 x 1.08 = 59,117 Factor Value Adjustments 1.0000 Lot Value 59,117		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,515 / 2,515
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,515
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

\\tsclient\C\Users\Randy Necessary\Pictures\101_0120\IMG_0019. 1/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	299,216	118.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	269,850 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.63	Total Misc Impr	+	26,723	
Roofing Adj	+ 5.15	Garage Cost	+	26,938	
Subfloor Adj	+ -3.37	Total RCN	=	390,118	
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	167,751	
Plumbing Adj	+ 8.90	Lump Sums	+	20,427	
Basement Adj	+ 0.00	RCNLD	=	242,794	
Adj Base Cost	= 133.78	Lot Value	+	59,117	
Total Area	x 2,515	Indicated Value	=	301,911	
Adjusted Cost	= 336,457	Value Per SqFt		120.04	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,794		
Lot Value	59,117		
Indicated Value	301,911	120.04	Per SqFt
Agland Value			
Site Improvements	9,033		
Total Value	310,944	123.64	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
ODFP	Outdoor Fireplace/Firepit	0		1	2021	3,473.83		3,474
PRCH	SLAB PORCH - COVERED	60384	20x8		160	28.96		4,634
PRCH	SLAB PORCH - COVERED	60385	213		213	28.76		6,126
PRCH	Porch	60386	8x8		64	29.33		1,877
PATO	SLAB PORCH - OPEN	60387	268		268	10.60		2,841
PATO	Patio - Open	60388	13x8		104	12.89		1,341
GRDT	Garage - Detached	180608	28x22		616	33.16		20,427



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:54:35
 Page 4

660024658

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open	28x16x10	Concrete		448
	Qual 4	Cond 4	Year 2021	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (10.78 x 448)	4,829		4,829	724	4,105

LNT0	Lean To - Attached	28x10x8	Concrete	Composition Shingle	280
Qual 3	Cond 3	Year 1978	Eff Age 36		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (14.52 x 280)	4,066		4,066	3,253	813

SPLG	Swimming Pool - In Ground	0x0x0	Concrete		384
Qual 3	Cond 3	Year	Eff Age		



Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (53.58 x 384)	20,575		20,575	16,460	4,115