




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:56:35
Page 1

Assessment Data					Primary Image														
Account 660024680 Parcel ID 000000-00-0-20150-001-0013 Cadastral ID 29-20-15-02590 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 327493 WARD, ROBERT & CAROL 302 CEDAR RIDGE CATOOSA OK 74015-0000 Parcel Location Situs 00302 CEDAR RDG Subdivision SPUNKY CREEK III Lot/Block 0013 / 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_0120\IMG_0076. 1/21/2022</p>														
Legal Description Lot/Long: 36.18174482 -95.73953196																			
LOT 13 BLOCK 1 SPUNKY CREEK III					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 colspan="5" style="height: 100px;"> </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	/	SUTTON, WILLIAM ROY &	04/23/2019	240,000	YES										
					804/547			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2020		Land Value 65,408	65,408	11%	7,195	Assessed	28,661	3,056.98										
Year Frozen	0		Improvements 200,802	195,148		21,466	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		Total Value 266,210	260,556		28,661	Total Taxable	27,661	2,950.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024680	WARD, ROBERT & CAROL			1	252,967	1000	26,826	2,861.00										
2024	2024-660024680	WARD, ROBERT & CAROL			1	265,840	1000	26,060	2,749.00										
2023	2023-660024680	WARD, ROBERT & CAROL			1	238,834	1000	25,272	2,594.00										
2022	2022-660024680	WARD, ROBERT & CAROL			1	241,462	0	26,561	2,666.00										
2021	2021-660024680	WARD, ROBERT & CAROL			1	239,795	0	26,378	2,321.00										
2020	2020-660024680	WARD, ROBERT & CAROL			1	236,124	0	25,974	2,301.00										
2019	2019-660024680	WARD, ROBERT & CAROL			1	192,454	0	13,667	1,227.00										
2018	2018-660024680	SUTTON, WILLIAM ROY &			1	198,574	1000	12,016	1,073.00										
2017	2017-660024680	SUTTON, WILLIAM ROY &			1	196,516	1000	11,638	1,051.00										
2016	2016-660024680	SUTTON, WILLIAM ROY &			1	191,952	1000	11,269	1,002.00										
2015	2015-660024680	SUTTON, WILLIAM ROY &			1	186,615	1000	10,912	975.00										
2014	2014-660024680	SUTTON, WILLIAM ROY &			1	191,770	1000	10,564	956.00										
2013	2013-660024680	SUTTON, WILLIAM ROY &			1	183,596	1000	10,228	915.00										



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 Time 22:56:35
 Page 2

Lot Data		Square-Foot - NBHD 1190 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5026		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	65,453.00 x 1.00 = 65,408		
Factor Value			
Adjustments	1.0000		
Lot Value	65,408		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,064 / 2,064
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,064
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	225,144 109.08 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	198,410 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	200,802
Lot Value	65,408
Indicated Value	266,210 128.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	266,210 128.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.50	Total Misc Impr	+ 9,635
Roofing Adj	+ 4.66	Garage Cost	+ 20,597
Subfloor Adj	+ -2.19	Total RCN	= 314,981
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 135,442
Plumbing Adj	+ 13.35	Lump Sums	+ 21,263
Basement Adj	+ 0.00	RCNLD	= 200,802
Adj Base Cost	= 137.96	Lot Value	+ 65,408
Total Area	x 2,064	Indicated Value	= 266,210
Adjusted Cost	= 284,749	Value Per SqFt	128.98

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	60508	19x8		152	26.45		4,020
WODO	WOOD DECK - OPEN	60509	546		546	16.95	70%	2,776
GRDT	Garage - Detached	180654	28x24		672	27.51		18,487



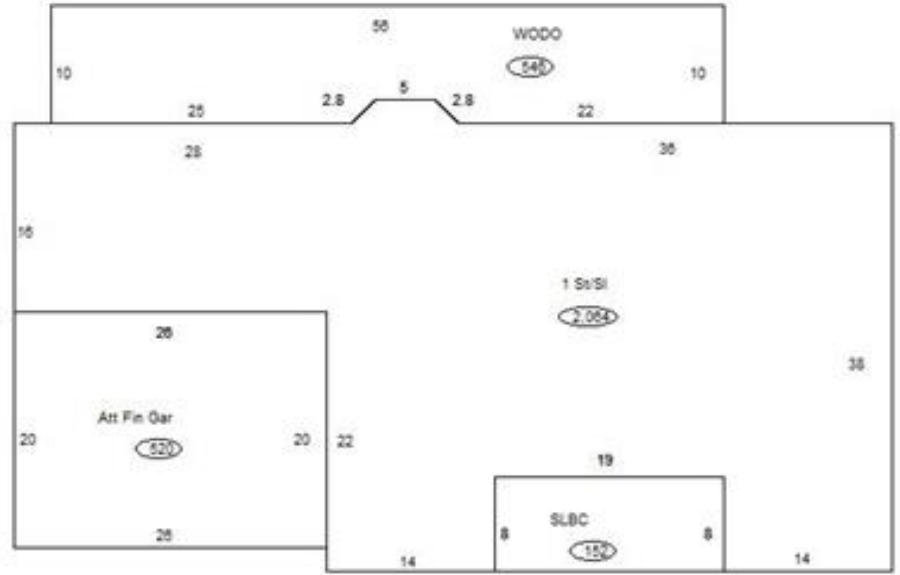
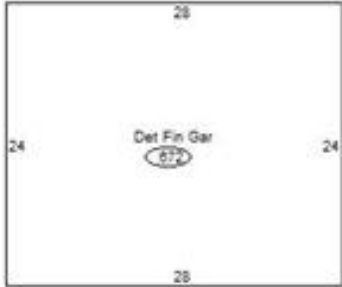
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 Time 22:56:35
 Page 3

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	2,064	1.000	2,064
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	152	1.000	152
4	M	WODO		13	WODO	546	1.000	546
5	G	6		13	Det Fin Gar	672	1.000	672
Total Building Area						2,064		2,064