




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:46:23
Page 1

Assessment Data					Primary Image				
Account	660025335				 <p>660025335_001.JPG 12/8/2025</p>				
Parcel ID	000000-00-0-20010-027-0007								
Cadastral ID	30-20-15-03170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	349181								
OSWALD, MARIONETTE JO									
214B S BLUFF ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00214 S BLUFF ST UNIT B								
Subdivision	CATOOSA O T								
Lot/Block	0007 / 0027	Parcel Size	.25 - Lots						
Sec/Twn/Rng	30 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18512882 -95.74519267									
SE LOT 7 BLOCK 27 CATOOSA O T									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 171054 3349	NEW SFR 1159 SQ BFT R16-DEMO STRUCTURE	11/2024 10/2015	08/2025 10/2015	235,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BLUFF STREET LLC	01/13/2026	257,500	15					
/	MCAFEE LAND LLC	11/19/2024	0	4					
1981/937	STATON, ALFRED & JOYCE	09/29/2008	25,000	YES					
1299/481	VAUGHN, JACK &	06/26/2001	21,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2027	Land Value	11,250	2,713	11%	298	Assessed	16,293	
Year Frozen	0	Improvements	145,411	145,411		15,995	Penalty	0	
Uncapped Value	145,411	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	156,661	148,124		16,293	Total Taxable	16,293	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025335	BLUFF STREET LLC	1	11,250	0	284	30.00		
2024	2024-660025335	MCAFEE LAND LLC	1	37,505	0	1,083	114.00		
2023	2023-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	106.00		
2022	2022-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	103.00		
2021	2021-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	91.00		
2020	2020-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	91.00		
2019	2019-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	93.00		
2018	2018-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	92.00		
2017	2017-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	93.00		
2016	2016-660025335	MCAFEE LAND LLC	1	9,375	0	1,031	92.00		
2015	2015-660025335	MCAFEE LAND LLC	1	24,049	0	2,645	236.00		
2014	2014-660025335	MCAFEE LAND LLC	1	25,423	0	2,554	231.00		
2013	2013-660025335	MCAFEE LAND LLC	1	26,212	0	2,432	218.00		



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 Time 22:46:23
 Page 2

Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	3,750.00 x 3.00 = 11,250		
Factor Value			
Adjustments	1.0000		
Lot Value	11,250		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,160 / 1,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,160
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2026 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	97.38	Total Misc Impr	+ 6,118
Roofing Adj	+ 4.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 145,411
Heat/Cool Adj	+ 10.30	Depreciation (0%)	- 0
Plumbing Adj	+ 8.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 145,411
Adj Base Cost	= 120.08	Lot Value	+ 11,250
Total Area	x 1,160	Indicated Value	= 156,661
Adjusted Cost	= 139,293	Value Per SqFt	135.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,411		
Lot Value	11,250		
Indicated Value	156,661	135.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,661	135.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173108	16x8		128	20.89		2,674
PATC	Patio - Covered	173109	10x5		50	17.92		896
CPAT	Carport - Attached	173110	24x11		264	9.65		2,548



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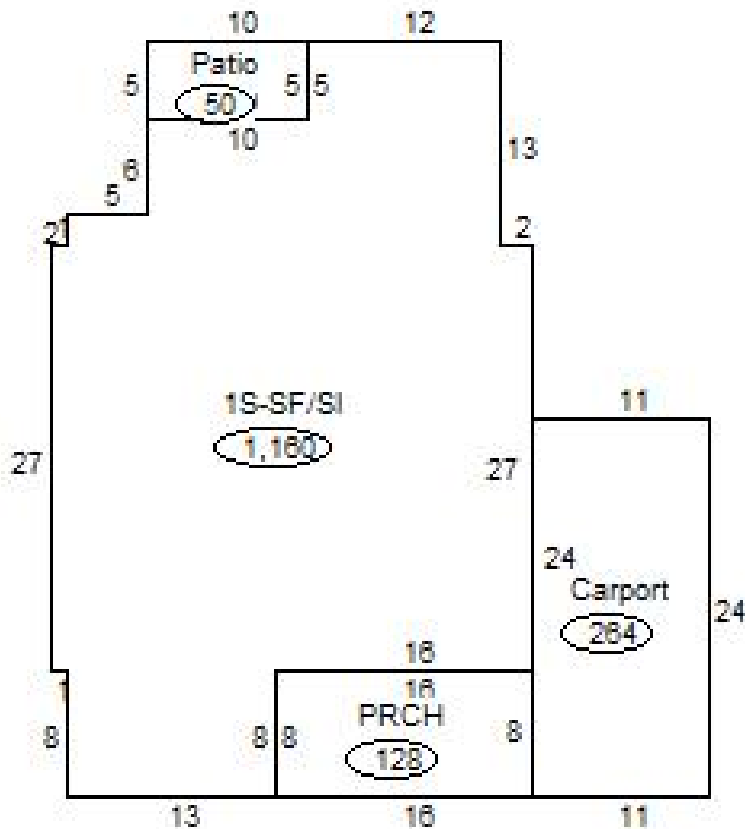
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Time 22:46:23
Page 3

Sketch Image

660025335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,160	1.000	1,160
2	M	PRCH		20	PRCH	128	1.000	128
3	M	PATC		20	Patio	50	1.000	50
4	M	CPAT		20	Carport	264	1.000	264
Total Building Area						1,160		1,160