




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 660025462 Parcel ID 000000-00-0-20070-006-0005 Cadastral ID 30-20-15-04430 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 342116 DUBOIS, LUCILLE & LARRY RING 507 E OKLAHOMA ST CATOOSA OK 74015-0000 Parcel Location Situs 00507 E OKLAHOMA ST Subdivision FOSTER II Lot/Block 0005 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1187 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-29-21\IMG_00: 11/29/2021</p>														
Legal Description Lot/Long: 36.18155187 -95.75325847																			
LOT 5 BLOCK 6 FOSTER 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>R19</td> <td>R20- POSS RMA</td> <td>04/2018</td> <td>12/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- POSS RMA	04/2018	12/2019	
Number	Description	Opened	Closed	Amount															
R19	R20- POSS RMA	04/2018	12/2019																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	LSF9 MASTER PARTICIPATION TRUST	07/10/2023	190,000	3										
					2613/503	COLVARD, DONALD S	02/16/2017	0	10										
					1095/23	HOWARD, RUSSELL DEAN &	09/25/1998	0	No										
					1122/845	SECRETARY OF HOUSING &-URBAN I	07/15/1998	0	No										
					1004/55	BRIDGES, CODY RAY	10/05/1995	78,500	Yes										
					933/216	HARRIS, CAROL K	08/25/1993	67,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2024		Land Value	41,668	41,668	11%	4,583	Assessed	24,046	2,564.75									
Year Frozen	0		Improvements	176,938	176,938		19,463	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	218,606	218,606		24,046	Total Taxable	24,046	2,565.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025462	DUBOIS, LUCILLE &			1	212,237	0	23,346	2,490.00										
2024	2024-660025462	DUBOIS, LUCILLE &			1	221,235	0	24,336	2,567.00										
2023	2023-660025462	DUBOIS, LUCILLE &			1	189,186	0	20,810	2,136.00										
2022	2022-660025462	LSF9 MASTER PARTICIPATION TRUST			1	195,855	0	20,720	2,080.00										
2021	2021-660025462	LSF9 MASTER PARTICIPATION TRUST			1	179,394	0	19,733	1,736.00										
2020	2020-660025462	LSF9 MASTER PARTICIPATION TRUST			1	178,084	0	19,589	1,735.00										
2019	2019-660025462	LSF9 MASTER PARTICIPATION TRUST			1	87,214	0	9,594	862.00										
2018	2018-660025462	LSF9 MASTER PARTICIPATION TRUST			1	97,250	0	10,698	955.00										
2017	2017-660025462	LSF9 MASTER PARTICIPATION TRUST			1	137,399	0	14,450	1,305.00										
2016	2016-660025462	COLVARD, DONALD S			1	133,979	0	13,762	1,224.00										
2015	2015-660025462	COLVARD, DONALD S			1	133,063	1000	12,107	1,082.00										
2014	2014-660025462	COLVARD, DONALD S			1	135,636	1000	11,726	1,061.00										
2013	2013-660025462	COLVARD, DONALD S			1	132,938	1000	11,354	1,016.00										



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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5171 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,523.00 x 1.85 = 41,668 Factor Value Adjustments 1.0000 Lot Value 41,668		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1978 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,469	106.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	115,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.04	Total Misc Impr	+ 15,309				
Roofing Adj	+ 4.42	Garage Cost	+ 18,788				
Subfloor Adj	+ -1.15	Total RCN	= 251,340				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 75,402				
Plumbing Adj	+ 9.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 175,938				
Adj Base Cost	= 129.93	Lot Value	+ 41,668				
Total Area	x 1,672	Indicated Value	= 217,606				
Adjusted Cost	= 217,243	Value Per SqFt	130.15				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,938		
Lot Value	41,668		
Indicated Value	217,606	130.15	Per SqFt
Agland Value			
Site Improvements	1,000		
Total Value	218,606	130.75	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	62283		136	136	23.81		3,238
PRCH	SLAB PORCH - COVERED	62284		20x15	300	23.25		6,975



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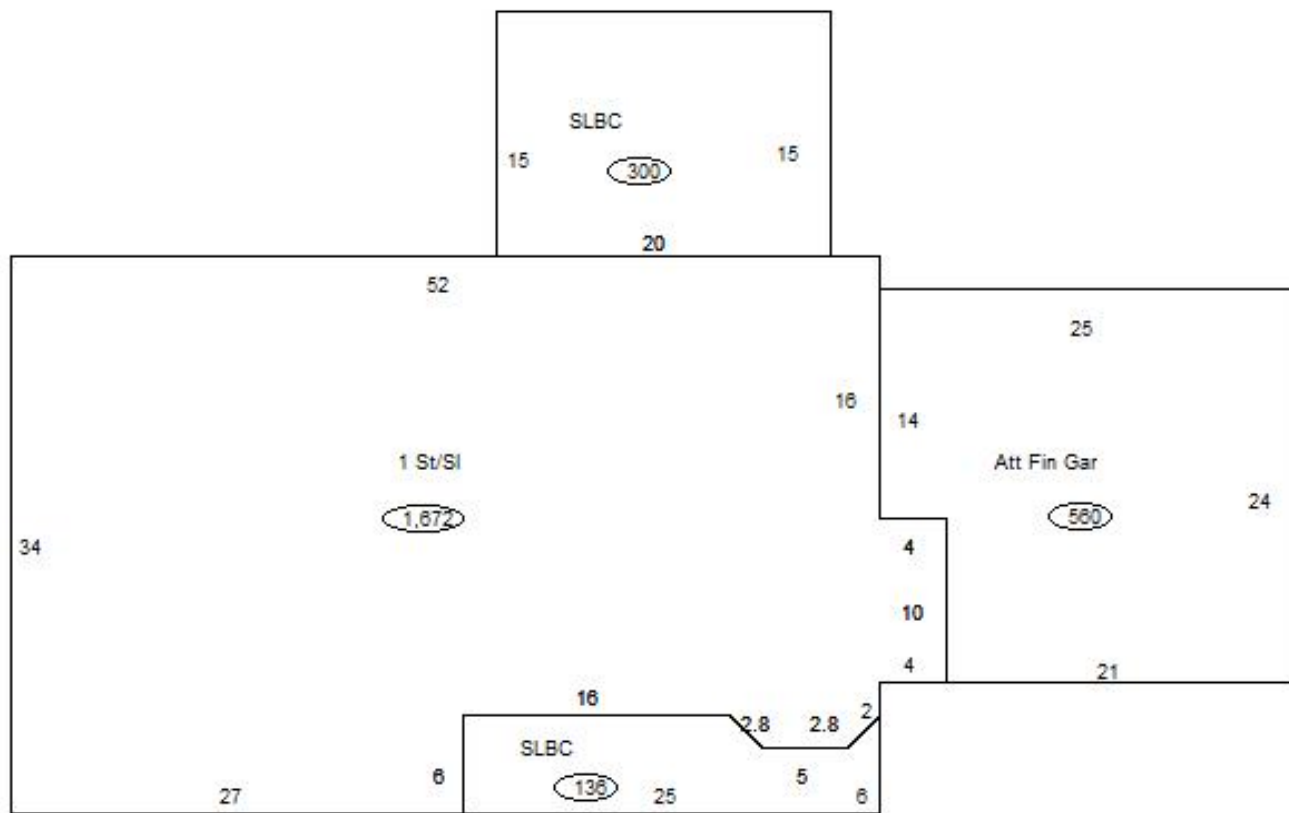
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,672	1.000	1,672
2	G	5		13	Att Fin Gar	560	1.000	560
3	M	PRCH		13	SLBC	136	1.000	136
4	M	PRCH		13	SLBC	300	1.000	300
Total Building Area						1,672		1,672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual	0	Cond	Year	0	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
		Base Cost (6.25 x 160)	1,000		1,000	1,000