



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:49:39  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660025580 <b>Parcel ID</b> 000000-00-0-20170-001-0008 <b>Cadastral ID</b> 30-20-15-13470 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 338006 WAPITI HOMES LLC  PO BOX 3108 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 00506 ANTRY PL <b>Subdivision</b> SPUNKY RIDGE LOTS <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 1192 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025580 11/05/25</p> <p>660025580_001.JPG 12/9/2025</p>														
<b>Legal Description</b> Lat/Long: 36.18178361 -95.74493171																			
LOT 8 BLOCK 1 SPUNKY RIDGE LOTS					<b>Building Permits</b> <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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	FOWLER, CHARLES W	04/11/2022	175,000	WB										
					2518/95	J D BASLER & ASSOCIATES INC	12/11/2015	125,000	WG										
					1424/947	VREX LLC	11/19/2002	18,000	5										
					1252/591	YORK, DICK CO-TRUSTEE &--JIM SEIF	09/05/2000	0	No										
					1103/139	BASLER, JIMMIE D &	02/06/1998	144,000	No										
					1096/250	HORN, LARRY JACK	01/22/1998	132,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2023		Land Value 30,260	15,602	11%	1,716	Assessed	18,802	2,005.42										
Year Frozen	0		Improvements 155,628	155,325		17,086	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 185,888	170,927		18,802	<b>Total Taxable</b>	18,802	2,005.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660025580	WAPITI HOMES LLC			1	179,697	0	17,906	1,910.00										
2024	2024-660025580	WAPITI HOMES LLC			1	176,447	0	17,054	1,799.00										
2023	2023-660025580	WAPITI HOMES LLC			1	147,655	0	16,242	1,667.00										
2022	2022-660025580	WAPITI HOMES LLC			1	147,655	1000	13,642	1,369.00										
2021	2021-660025580	FOWLER, CHARLES W			1	129,230	1000	13,215	1,163.00										
2020	2020-660025580	FOWLER, CHARLES W			1	127,080	1000	12,922	1,145.00										
2019	2019-660025580	FOWLER, CHARLES W			1	122,882	1000	12,517	1,124.00										
2018	2018-660025580	FOWLER, CHARLES W			1	126,336	1000	12,897	1,151.00										
2017	2017-660025580	FOWLER, CHARLES W			1	125,255	1000	12,778	1,154.00										
2016	2016-660025580	FOWLER, CHARLES W			1	121,890	0	13,408	1,193.00										
2015	2015-660025580	J D BASLER & ASSOCIATES INC			1	123,298	0	13,563	1,212.00										
2014	2014-660025580	J D BASLER & ASSOCIATES INC			1	124,377	0	13,408	1,213.00										
2013	2013-660025580	J D BASLER & ASSOCIATES INC			1	116,882	0	12,769	1,143.00										



# Rogers

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Date 04/16/2026  
Time 22:49:40  
Page 2

Lot Data		Square-Foot - NBHD 1192 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1389				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	6,052.00 x 5.00 = 30,260				
Factor Value					
Adjustments	1.0000				
Lot Value	30,260				
<b>Residential Data</b>				660025580_001.JPG 12/9/2025	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,430 / 1,430			Adusted R 0.8445	
Style	100% One Story			Indicated Value 172,301 120.49 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,430			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	361 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 155,628	
Year/Eff Age	2003 / 17			Lot Value 30,260	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 185,888 129.99 Per SqFt	
Base Cost	100.97	Total Misc Impr	+ 1,540	Agland Value	
Roofing Adj	+ 4.57	Garage Cost	+ 13,566	Site Improvements	
Subfloor Adj	+ -1.20	Total RCN	= 194,800	Total Value 185,888 129.99 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation ( 21%)	- 40,908		
Plumbing Adj	+ 9.85	Lump Sums	+ 1,736		
Basement Adj	+ 0.00	RCNLD	= 155,628		
Adj Base Cost	= 125.66	Lot Value	+ 30,260		
Total Area	x 1,430	Indicated Value	= 185,888		
Adjusted Cost	= 179,694	Value Per SqFt	129.99		

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62438	16x4		64	24.07		1,540
WODO	WOOD DECK - OPEN	62439	18x12		216	20.09	60%	1,736



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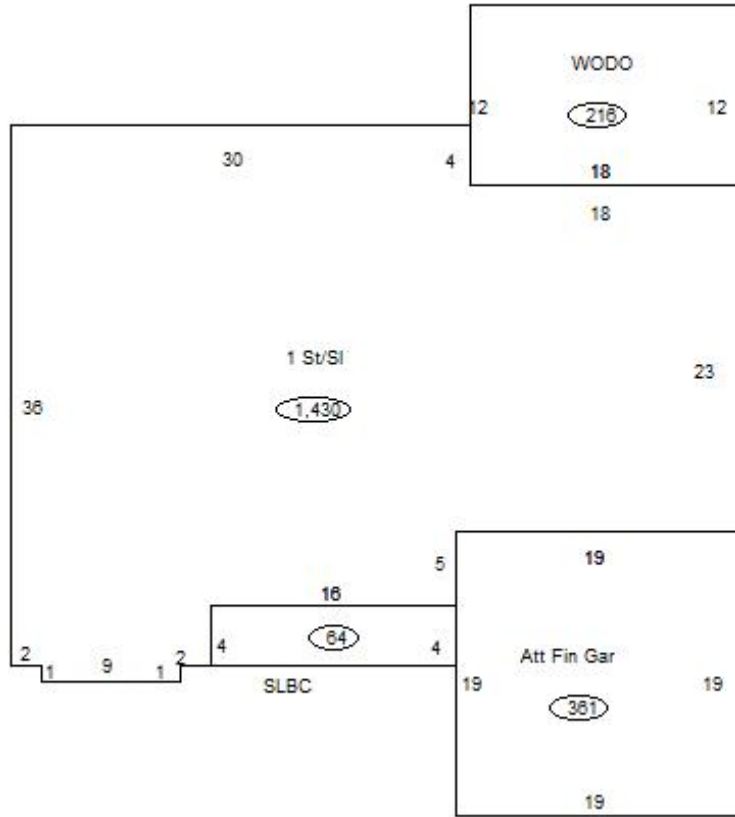
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Date 04/16/2026  
 Time 22:49:40  
 Page 3

### Sketch Image

660025580



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,430	1.000	1,430
2	G	5		13	Att Fin Gar	361	1.000	361
3	M	PRCH		13	SLBC	64	1.000	64
4	M	WODO		13	WODO	216	1.000	216
<b>Total Building Area</b>						1,430		1,430