



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:57:15  
Page 1

Assessment Data					Primary Image																													
Account	660026815																																	
Parcel ID	20N15E-31-1-00000-000-0000																																	
Cadastral ID	31-20-15-00400																																	
Property Type	REAL - Real Property																																	
Property Class	UR	VI Area	3																															
Tax Area	1 - CATOOSA OT																																	
Name ID	291851																																	
DAVIS, JOHN C &																																		
ELLEN																																		
PO BOX 505																																		
CATOOSA OK 74015-0000																																		
Parcel Location					660026815_001.JPG 10/7/2025																													
Situs	01250 N 209TH E AVE				Building Permits																													
Subdivision					<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																														
Lot/Block	/	Parcel Size	6.44 - Acres		S2 NE NE LYING S OF OLD COAL RD, LESS TPK. LESS TR DESC 2022 010484 AS COMM NE/C SEC; S01.3102E 1068.35' TO POB; S01.3102E 38.67'; S42.3204W 292.81'; S88.5603W 840.96'; N01.0357W 250'; N88 5603E 450'; S01.0357E 220'; N88.5603E 378.10'; N42.3204E 267.82'; N01.3102W 26.54'; N88.2858E 30' TO POB.																													
Sec/Twn/Rng	31 / 20 / 15 / 1																																	
Neighborhood	2015 - UNPLATTED																																	
School District	S002 - CATOOSA SCHOOLS																																	
Legal Description					Exemptions																													
Lat/Long: 36.17402066 -95.74650669					<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000															
Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
Exemptions					Sale History																													
					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1770/303</td> <td>PRUITT, THELMA GAIL-TRUSTEE</td> <td>04/19/2006</td> <td>318,000</td> <td>YES</td> </tr> <tr> <td>1269/695</td> <td>GLODO, KEVIN &amp;</td> <td>02/02/2001</td> <td>212,500</td> <td>Yes</td> </tr> <tr> <td>1015/890</td> <td>WADSWORTH, ALONZO EVAN</td> <td>02/14/1996</td> <td>15,000</td> <td>No</td> </tr> <tr> <td>969/600</td> <td>ALLISON, JAMES E JR</td> <td>09/24/1994</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1770/303	PRUITT, THELMA GAIL-TRUSTEE	04/19/2006	318,000	YES	1269/695	GLODO, KEVIN &	02/02/2001	212,500	Yes	1015/890	WADSWORTH, ALONZO EVAN	02/14/1996	15,000	No	969/600	ALLISON, JAMES E JR	09/24/1994	0	No
Bk/Pg	Grantor	Date	Price	Code																														
1770/303	PRUITT, THELMA GAIL-TRUSTEE	04/19/2006	318,000	YES																														
1269/695	GLODO, KEVIN &	02/02/2001	212,500	Yes																														
1015/890	WADSWORTH, ALONZO EVAN	02/14/1996	15,000	No																														
969/600	ALLISON, JAMES E JR	09/24/1994	0	No																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																									
Remove Cap	2007	Land Value	114,898	68,732	11%	7,561	Assessed	45,164	4,817.19																									
Year Frozen	0	Improvements	367,280	341,846		37,603	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00																									
TIF Project ID	0	Total Value	482,178	410,578		45,164	Total Taxable	44,164	4,711.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660026815	DAVIS, JOHN C &	1	470,464	1000	42,848	4,570.00																											
2024	2024-660026815	DAVIS, JOHN C &	1	489,609	1000	41,570	4,385.00																											
2023	2023-660026815	DAVIS, JOHN C &	1	375,738	1000	40,331	4,139.00																											
2022	2022-660026815	DAVIS, JOHN C &	1	374,514	1000	40,197	4,035.00																											
2021	2021-660026815	DAVIS, JOHN C &	1	392,491	1000	41,329	3,636.00																											
2020	2020-660026815	DAVIS, JOHN C &	1	386,992	1000	40,096	3,551.00																											
2019	2019-660026815	DAVIS, JOHN C &	1	362,722	1000	38,899	3,493.00																											
2018	2018-660026815	DAVIS, JOHN C &	1	363,117	1000	38,943	3,476.00																											
2017	2017-660026815	DAVIS, JOHN C &	1	353,864	1000	37,926	3,425.00																											
2016	2016-660026815	DAVIS, JOHN C &	1	346,478	1000	37,113	3,301.00																											
2015	2015-660026815	DAVIS, JOHN C &	1	337,616	1000	36,138	3,230.00																											
2014	2014-660026815	DAVIS, JOHN C &	1	342,971	1000	36,557	3,307.00																											
2013	2013-660026815	DAVIS, JOHN C &	1	331,477	0	36,463	3,264.00																											



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:57:16  
 Page 2

Lot Data		Square-Foot - NBHD 2015 #1		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	8.6508				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
	FLOOD ZONE	0			
Method	Square-Foot				
Base Lot Value	376,827.00 x .30 = 114,898				
Factor Value					
Adjustments	1.0000				
Lot Value	114,898				

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	2,532 / 2,532
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	356,306	140.72	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	105.02	Total Misc Impr	+ 39,561
Roofing Adj	+ 5.15	Garage Cost	+ 26,025
Subfloor Adj	+ 0.00	Total RCN	= 398,949
Heat/Cool Adj	+ 14.47	Depreciation ( 20%)	- 79,790
Plumbing Adj	+ 7.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 319,159
Adj Base Cost	= 131.66	Lot Value	+ 114,898
Total Area	x 2,532	Indicated Value	= 434,057
Adjusted Cost	= 333,363	Value Per SqFt	171.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	319,159		
Lot Value	114,898		
Indicated Value	434,057	171.43	Per SqFt
Agland Value			
Site Improvements	48,121		
Total Value	482,178	190.43	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
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	SLAB PORCH - COVERED	64785	14x6		84	29.26		2,458
PRCH	Porch	64786	444		444	28.01		12,436
EPSW	Enclosed Porch - Solid Wall	135120	22x11		242	75.36		18,237



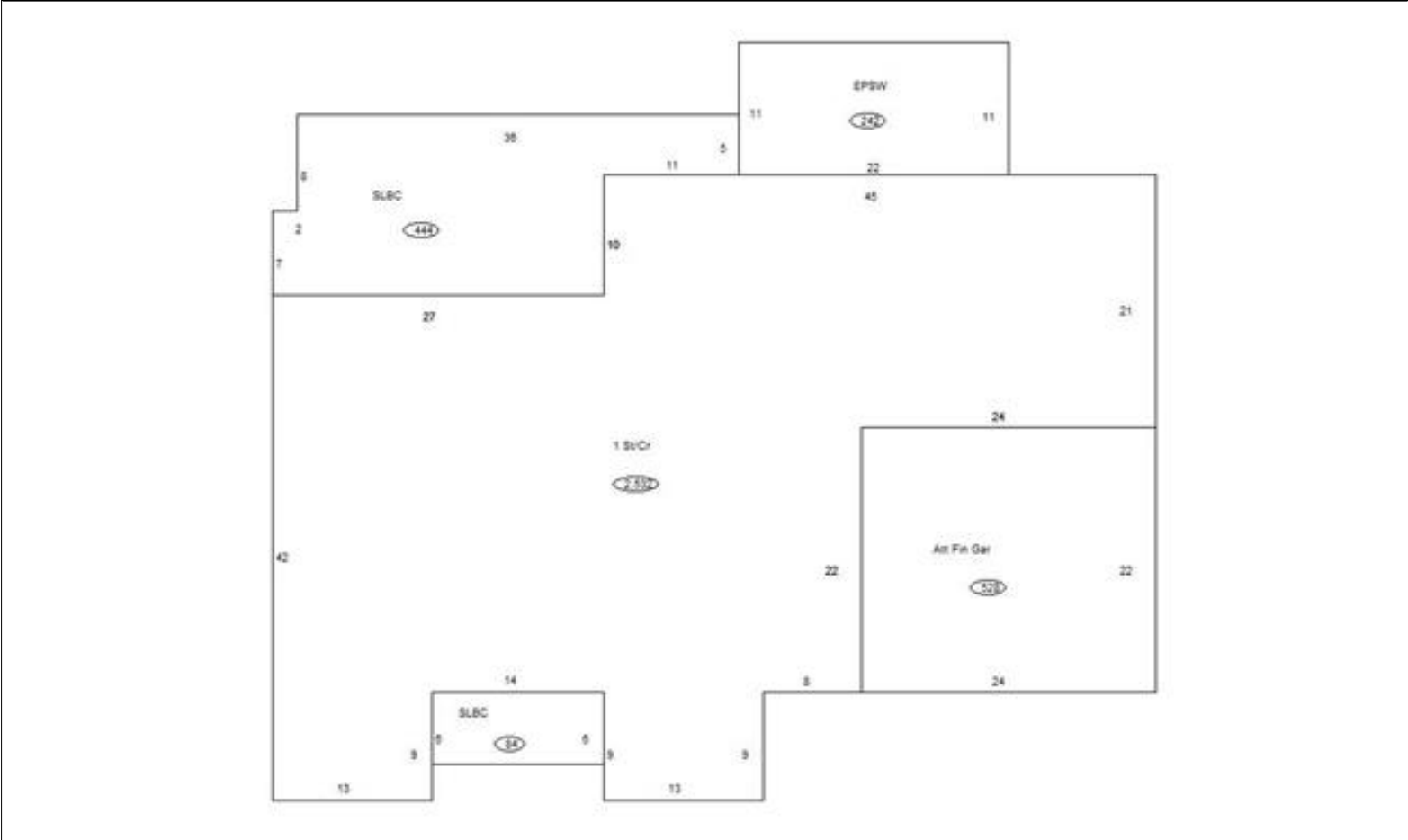
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:57:16  
 Page 3

Sketch Image

660026815



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,532	1.000	2,532
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	444	1.000	444
5	M	EPSW		10	EPSW	242	1.000	242
<b>Total Building Area</b>						<b>2,532</b>		<b>2,532</b>



# Rogers




## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:57:16  
 Page 4

660026815

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	8x16x10	Concrete	Formed Metal	128
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.60 x 128) 3,917			3,917	979	2,938
	UTIL	Utility Building	40x60x12	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2002	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.64 x 2,400) 63,936			63,936	27,492	36,444
	UTIL	Utility Building	20x28x10	Concrete	Formed Metal	560
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.60 x 560) 17,136			17,136	8,397	8,739