



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 | 660029922 | | | | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-10\IMG_005' 6/10/2021</p> | | | | |
| Parcel ID | 20N14E-35-1-00000-000-0000 | | | | | | | | |
| Cadastral ID | 35-20-14-03000 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | UR | VI Area | 3 | | | | | | |
| Tax Area | 1 - CATOOSA OT | | | | | | | | |
| Name ID | 321496 | | | | | | | | |
| BUTANDA, LYNETTE I & LORENZO | | | | | | | | | |
| 302 N JENNIFER CATOOSA OK 74015-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 01333 N 169TH E AVE | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | .58 - Acres | | | | | | |
| Sec/Twn/Rng | 35 / 20 / 14 / 1 | | | | | | | | |
| Neighborhood | 2014 - UNPLATTED T20 & 21 OF R14 | | | | | | | | |
| School District | S002 - CATOOSA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.17455799 -95.78829901 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| W 180', S 140', S2 NW SW NW NE | | | | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | No | 1,000 | | 2635/881 | WENZEL, BILLY V | 05/26/2017 | 0 | 4 |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | |
| Remove Cap | 0 | Land Value | 22,912 | 17,513 | 11% | 1,926 | Assessed | 7,543 | 804.54 |
| Year Frozen | 0 | Improvements | 62,424 | 51,067 | | 5,617 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 85,336 | 68,580 | | 7,543 | Total Taxable | 7,543 | 805.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660029922 | BUTANDA, LYNETTE I & LORENZO | | | 1 | 74,913 | 0 | 7,185 | 766.00 |
| 2024 | 2024-660029922 | BUTANDA, LYNETTE I & LORENZO | | | 1 | 78,064 | 0 | 6,842 | 722.00 |
| 2023 | 2023-660029922 | BUTANDA, LYNETTE I & LORENZO | | | 1 | 63,256 | 0 | 6,517 | 669.00 |
| 2022 | 2022-660029922 | BUTANDA, BILEA S & | | | 1 | 64,141 | 0 | 6,207 | 623.00 |
| 2021 | 2021-660029922 | WENZEL, BILEA S | | | 1 | 59,904 | 0 | 5,911 | 520.00 |
| 2020 | 2020-660029922 | WENZEL, BILEA S | | | 1 | 60,430 | 0 | 5,629 | 499.00 |
| 2019 | 2019-660029922 | WENZEL, BILEA S | | | 1 | 54,689 | 0 | 5,361 | 481.00 |
| 2018 | 2018-660029922 | WENZEL, BILEA S | | | 1 | 54,763 | 0 | 5,106 | 456.00 |
| 2017 | 2017-660029922 | WENZEL, BILEA S | | | 1 | 54,316 | 1000 | 3,863 | 349.00 |
| 2016 | 2016-660029922 | WENZEL, BILLY V | | | 1 | 52,844 | 1000 | 3,721 | 331.00 |
| 2015 | 2015-660029922 | WENZEL, BILLY V | | | 1 | 51,878 | 1000 | 3,584 | 320.00 |
| 2014 | 2014-660029922 | WENZEL, BILLY V | | | 1 | 53,489 | 1000 | 3,450 | 312.00 |
| 2013 | 2013-660029922 | WENZEL, BILLY V | | | 1 | 50,844 | 1000 | 3,321 | 297.00 |




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| Lot Data | Square-Foot - NBHD 2014 #1 | Primary Image |
|--|----------------------------|---|
| Lot Size Lot Count Units Buildable 0.58 Non-Ag Acres 0.4109 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,900.00 x 1.28 = 22,912 Factor Value Adjustments 1.0000 Lot Value 22,912 | |  <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-10\IMG_005 6/10/2021</p> |

| Residential Data | |
|------------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Vinyl |
| Base/Total Area | 936 / 936 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 4 / |
| Bed/F/H Bath | 2 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1974 / 39 |



| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|------------------------|-----------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 67,256 71.85 Per SqFt |

| Direct Comparables | |
|-------------------------|--------------------|
| Selection Model | 1 Res |
| Adjustment Model | 1 2022 Residential |
| Comparables | |
| Indicated Value | |

| Cost Approach | | Manual : 01/2025 | |
|----------------------|-----------|----------------------------|-----------|
| Base Cost | 95.56 | Total Misc Impr | + 14,204 |
| Roofing Adj | + 4.31 | Garage Cost | + 0 |
| Subfloor Adj | + 2.45 | Total RCN | = 124,624 |
| Heat/Cool Adj | + 10.30 | Depreciation (50%) | - 62,312 |
| Plumbing Adj | + 5.35 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 62,312 |
| Adj Base Cost | = 117.97 | Lot Value | + 22,912 |
| Total Area | x 936 | Indicated Value | = 85,224 |
| Adjusted Cost | = 110,420 | Value Per SqFt | 91.05 |

| Value Reconciliation | |
|--------------------------|-----------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 62,312 |
| Lot Value | 22,912 |
| Indicated Value | 85,224 91.05 Per SqFt |
| Agland Value | |
| Site Improvements | 112 |
| Total Value | 85,336 91.17 Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|----------------------------------|-----------|-------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | SLAB PORCH - COVERED | 71637 | 30x18 | | 540 | 19.91 | 10,751 |
| EPKS | Enclosed Porch - Kneewall Screen | 150265 | 15x10 | | 150 | 23.02 | 3,453 |



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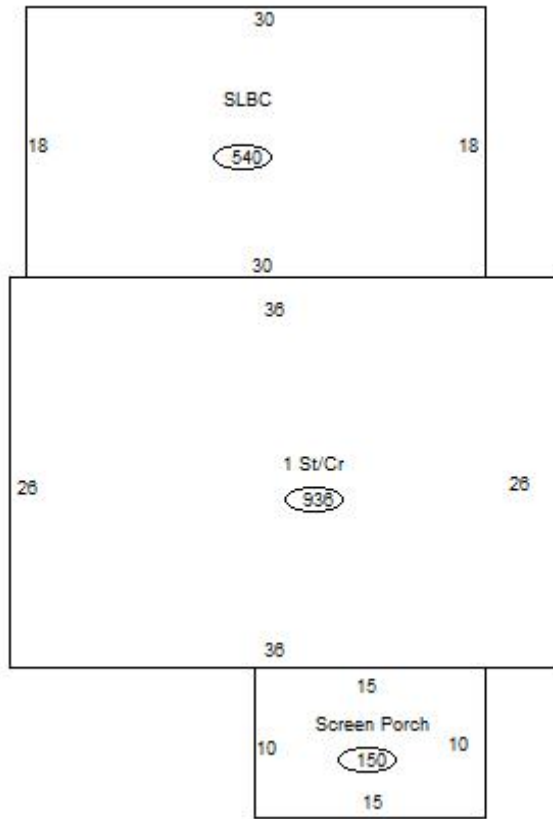
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 13 | 1 St/Cr | 936 | 1.000 | 936 |
| 2 | M | PRCH | | 13 | SLBC | 540 | 1.000 | 540 |
| 3 | M | EPKS | | 13 | Screen Porch | 150 | 1.000 | 150 |
| Total Building Area | | | | | | 936 | | 936 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|-----------------------|------------|------------|--------------------------------|--------------|
|  | STF | STG FAIR (PORTABLE) | 8x10x6 | Plank | Galvanized Metal | 80 |
| | Qual 2 | Cond 2 | Year 2000 | Eff Age | 26 | |
| Valuation Summary | | Modifier Total | | RCN | Depr (70% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x 80) | | 374 | | | 374 | 262 |
| | | | | | | 112 |