



# 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	660029935			No Image On File					
Parcel ID	000000-00-0-00375-001-0004								
Cadastral ID	35-20-14-04120								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	165924								
SHELBY, JEFFREY PAUL & ANN MARIE									
PO BOX 567 CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision	HIGHLAND ACRES								
Lot/Block	0004 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17681182 -95.78983723				Building Permits					
LOT 4 BLOCK 1 HIGHLAND ACRES				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					983/343	SHELBY, HARRY L TRUSTEE	02/09/1995	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	0	Land Value	33,896	8,221	11%	904	Assessed	904	96.42
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	33,896	8,221		904	Total Taxable	904	96.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029935	SHELBY, JEFFREY PAUL &			1	33,896	0	861	92.00
2024	2024-660029935	SHELBY, JEFFREY PAUL &			1	33,896	0	820	87.00
2023	2023-660029935	SHELBY, JEFFREY PAUL			1	25,000	0	781	80.00
2022	2022-660029935	SHELBY, JEFFREY PAUL			1	10,000	0	744	75.00
2021	2021-660029935	SHELBY, JEFFREY PAUL			1	10,000	0	709	62.00
2020	2020-660029935	SHELBY, JEFFREY PAUL			1	10,000	0	675	60.00
2019	2019-660029935	SHELBY, JEFFREY PAUL			1	10,000	0	643	58.00
2018	2018-660029935	SHELBY, JEFFREY PAUL			1	7,000	0	612	55.00
2017	2017-660029935	SHELBY, JEFFREY PAUL			1	7,000	0	583	53.00
2016	2016-660029935	SHELBY, JEFFREY PAUL			1	7,000	0	556	49.00
2015	2015-660029935	SHELBY, JEFFREY PAUL			1	5,000	0	529	47.00
2014	2014-660029935	SHELBY, JEFFREY PAUL			1	5,000	0	504	46.00
2013	2013-660029935	SHELBY, JEFFREY PAUL			1	5,000	0	480	43.00



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3176							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	13,835.00 x 2.45 = 33,896			<b>GRM Approach</b>				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	33,896			Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type				MRA Code				
Condition	3 - Average			Adusted R				
Quality	-			Indicated Value				
Architecture				<b>Direct Comparables</b>				
Style				Selection Model A Adam Test				
Exterior Wall				Adjustment Model 1 2022 Residential				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				<b>Value Reconciliation</b>				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 33,896				
Bed/F/H Bath / /				Indicated Value 33,896 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value 33,896 0.00 Total Value Per SqFt				
Year/Eff Age /								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 33,896					
Total Area	x	Indicated Value	= 33,896					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value