




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:48:44  
Page 1

Assessment Data					Primary Image				
Account	660029945				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_000! 5/25/2021</p>				
Parcel ID	000000-00-0-00375-002-0002								
Cadastral ID	35-20-14-04230								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	334920								
TEEPEE INVESTMENTS LLC									
PO BOX 1222 CATOOSA OK 74015-0000									
Parcel Location									
Situs	16698 E PINE ST								
Subdivision	HIGHLAND ACRES								
Lot/Block	0002 / 0002	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: 36.17680402 -95.79130073									
Building Permits									
LOT 2 BLOCK 2 HIGHLAND ACRES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	FULTZ, GARY T	06/25/2021	150,000	WG
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	33,291	33,291	11%	3,662	Assessed	17,776	1,895.99
Year Frozen	0	Improvements	167,135	128,308		14,114	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	200,426	161,599		17,776	Total Taxable	17,776	1,896.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029945	TEEPEE INVESTMENTS LLC	1	153,904	0	16,929	1,806.00		
2024	2024-660029945	TEEPEE INVESTMENTS LLC	1	162,413	0	16,854	1,778.00		
2023	2023-660029945	TEEPEE INVESTMENTS LLC	1	168,073	0	16,051	1,647.00		
2022	2022-660029945	TEEPEE INVESTMENTS LLC	1	138,974	0	15,287	1,535.00		
2021	2021-660029945	TEEPEE INVESTMENTS LLC	1	139,452	1000	6,988	615.00		
2020	2020-660029945	FULTZ, GARY T	1	141,307	1000	6,755	598.00		
2019	2019-660029945	FULTZ, GARY T	1	135,593	1000	6,529	586.00		
2018	2018-660029945	FULTZ, GARY T	1	137,397	1000	6,310	563.00		
2017	2017-660029945	FULTZ, GARY T	1	136,163	1000	6,097	551.00		
2016	2016-660029945	FULTZ, GARY T	1	132,384	1000	5,890	524.00		
2015	2015-660029945	FULTZ, GARY T	1	125,696	1000	5,690	509.00		
2014	2014-660029945	FULTZ, GARY T	1	130,496	1000	5,495	497.00		
2013	2013-660029945	FULTZ, GARY T	1	124,560	1000	5,306	475.00		



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:48:44  
 Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,588.00 x 2.45 = 33,291	
Factor Value		
Adjustments		
Lot Value	33,291	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 40

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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	134,849	82.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	111,610		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,399		
Lot Value	33,291		
Indicated Value	145,690	89.27	Per SqFt
Agland Value			
Site Improvements	5,258		
Total Value	150,948	92.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.43	Total Misc Impr	+	5,632			
Roofing Adj	+ 4.79	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	208,147			
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	95,748			
Plumbing Adj	+ 6.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,399			
Adj Base Cost	= 124.09	Lot Value	+	33,291			
Total Area	x 1,632	Indicated Value	=	145,690			
Adjusted Cost	= 202,515	Value Per SqFt		89.27			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71665	10x6		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	71666	12x12		144	26.48		3,813
PRCH	Porch	176084	4x2		8	26.90		215





# Rogers


## Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026  
 Time 07:48:44  
 Page 4

660029945

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	18x30x10	Concrete	Galvanized Metal	540
	Qual 2	Cond 2	Year 1980	Eff Age 46		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.26 x 540)		13,100		13,100	9,039	4,061
	LNT0	Lean To - Attached	12x24x8	Gravel	Galvanized Metal	288
	Qual 2	Cond 2	Year 1980	Eff Age 46		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.79 x 288)		2,532		2,532	2,026	506
	CPAT	Carport - Attached	18x10x8	Concrete	Formed Metal	180
	Qual 2	Cond 2	Year 1980	Eff Age 46		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.97 x 180)		1,615		1,615	1,292	323
	LT	LEAN-TO	0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 360)		1,051		1,051	683	368



# Rogers

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Date 04/18/2026  
Time 07:48:44  
Page 5

Lot Data		Lot - HIGHLAND ACRES I & II (LOT)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Lot							
Base Lot Value								
Factor Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_0001 5/25/2021						
Adjustments		<b>GRM Approach</b>						
Lot Value		<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>						
<b>Residential Data</b>		<b>Multiple Regression</b>						
Type	1 Single Family Residence	<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 71,288 84.87 Per SqFt						
Condition	3 - Average	<b>Direct Comparables</b>						
Quality	3 - Average	<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>						
Architecture	TRAD TRADITIONAL	<b>Value Reconciliation</b>						
Style	100% One Story	<b>Selected Approach</b> Cost Approach <b>Improvements</b> 49,478 <b>Lot Value</b> <b>Indicated Value</b> 49,478 58.90 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 49,478 58.90 Total Value Per SqFt						
Exterior Wall	100% Frame, Plywood or Hardboard							
Base/Total Area	840 / 840							
Style	100% One Story							
HVAC	100% Forced Air Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	840							
Fixture/RghIn	4 /							
Bed/F/H Bath	1 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1960 / 50							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	113.09	Total Misc Impr	+	1,206				
Roofing Adj	+ 5.47	Garage Cost	+					
Subfloor Adj	+ -2.56	Total RCN	=	109,952				
Heat/Cool Adj	+ 6.14	Depreciation ( 55%)	-	60,474				
Plumbing Adj	+ 7.32	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	49,478				
Adj Base Cost	= 129.46	Lot Value	+					
Total Area	x 840	Indicated Value	=	49,478				
Adjusted Cost	= 108,746	Value Per SqFt		58.90				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	118269	15x3		45	26.79		1,206



# Rogers

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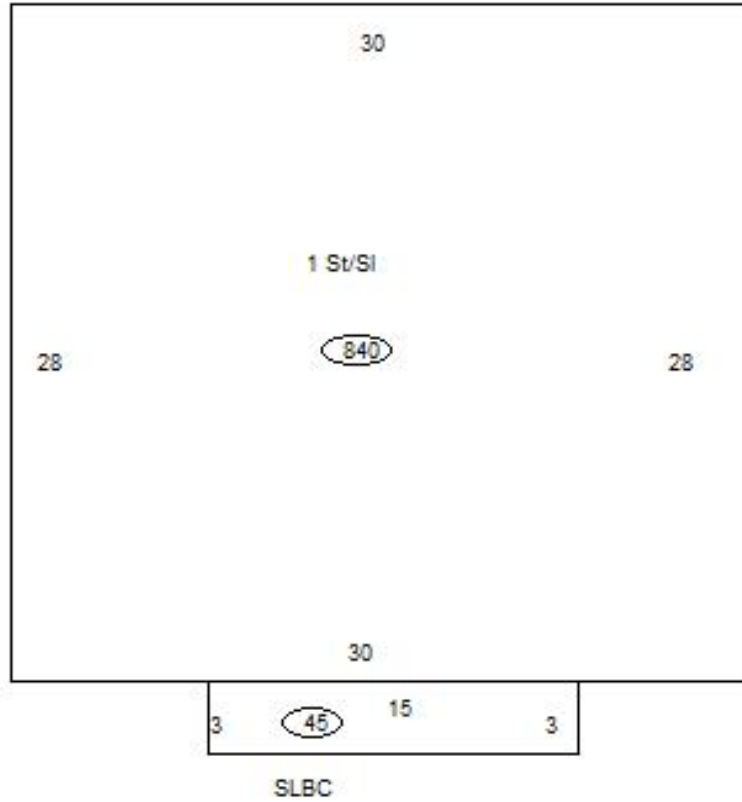
Date 04/18/2026

Time 07:48:44

Page 6

### Sketch Image

660029945



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	840	1.000	840
2	M	PRCH		10	SLBC	45	1.000	45
<b>Total Building Area</b>						840		840