



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 660029978 Parcel ID 000000-00-0-00375-004-0011 Cadastral ID 35-20-14-04580 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 256455 LLOYD, JOHN CHARLES (WILMA J LLOYD) 16121 E OKLAHOMA PL TULSA OK 74116-0000 Parcel Location Situs 16121 E OKLAHOMA PL Subdivision HIGHLAND ACRES Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_006; 5/25/2021</p>														
Legal Description Lat/Long: 36.17644421 -95.79587315																			
LOT 11 BLOCK 4 HIGHLAND ACRES					Building Permits <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	920/369	LLOYD, ETHEL PAULINE--CO-TRUSTE	06/28/1993	0	No										
PD	Add-Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0		Land Value 34,295	11,302	11%	1,243	Assessed	3,888	414.69										
Year Frozen	2005		Improvements 72,959	24,044		2,645	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	2,000	-214.00										
TIF Project ID	0		Total Value 107,254	35,346		3,888	Total Taxable	1,888	201.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660029978	LLOYD, JOHN CHARLES			1	68,357	2000	1,889	201.00										
2024	2024-660029978	LLOYD, JOHN CHARLES			1	70,820	2000	1,888	199.00										
2023	2023-660029978	LLOYD, JOHN CHARLES			1	75,724	2000	1,888	194.00										
2022	2022-660029978	LLOYD, JOHN CHARLES			1	59,590	2000	1,889	190.00										
2021	2021-660029978	LLOYD, JOHN CHARLES			1	61,078	2000	1,888	166.00										
2020	2020-660029978	LLOYD, JOHN CHARLES			1	61,034	2000	1,888	167.00										
2019	2019-660029978	LLOYD, JOHN CHARLES			1	58,087	2000	1,888	170.00										
2018	2018-660029978	LLOYD, JOHN CHARLES			1	60,113	2000	1,888	169.00										
2017	2017-660029978	LLOYD, JOHN CHARLES			1	60,418	2000	1,888	170.00										
2016	2016-660029978	LLOYD, JOHN CHARLES			1	58,768	2000	1,888	168.00										
2015	2015-660029978	LLOYD, JOHN CHARLES			1	57,990	2000	1,888	169.00										
2014	2014-660029978	LLOYD, JOHN CHARLES			1	60,110	2000	1,888	171.00										
2013	2013-660029978	LLOYD, JOHN CHARLES			1	59,618	2000	1,888	169.00										




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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_006; 5/25/2021</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3213	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,998.00 x 2.45 = 34,295	
Factor Value		
Adjustments	1.0000	
Lot Value	34,295	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 41

Cost Approach				Manual : 01/2025			
Base Cost	90.48	Total Misc Impr	+	3,689			
Roofing Adj	+ 4.07	Garage Cost	+				
Subfloor Adj	+ 2.37	Total RCN	=	123,624			
Heat/Cool Adj	+ 0.00	Depreciation (51%)	-	63,048			
Plumbing Adj	+ 7.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	60,576			
Adj Base Cost	= 104.11	Lot Value	+	34,295			
Total Area	x 1,152	Indicated Value	=	94,871			
Adjusted Cost	= 119,935	Value Per SqFt		82.35			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	76,797	66.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	90,380		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,576		
Lot Value	34,295		
Indicated Value	94,871	82.35	Per SqFt
Agland Value			
Site Improvements	12,383		
Total Value	107,254	93.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71682	16x8		128	20.89		2,674
PRCH	SLAB PORCH - COVERED	71683	8x6		48	21.14		1,015



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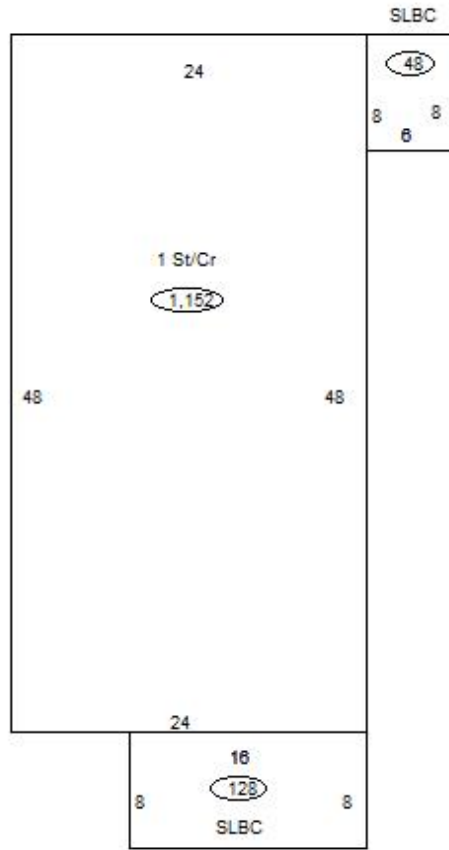
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Sketch Image

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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	1,152	1.000	1,152
2	M	PRCH		13	SLBC	128	1.000	128
3	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		8x6x0	Concrete	Composition Shingle	48
Qual	4	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
Base Cost (37.02 x 48)		1,777		1,777	1,262	515
CPDT	Carport - Detached		10x18x0	Concrete	Formed Metal	180
Qual	3	Cond 2	Year 1990	Eff Age 36		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (10.55 x 180)		1,899		1,899	1,519	380
UTIL	Utility Building		20x20x8	Concrete	Composition Shingle	400
Qual	2	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (28.72 x 400)		11,488		11,488		11,488