



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:32:05
Page 1

Assessment Data					Primary Image																																																	
Account 660029996 Parcel ID 000000-00-0-00375-006-0006 Cadastral ID 35-20-14-04760 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 292224 RAESNER, DONALD N 16304 E OKLAHOMA PL TULSA OK 74116-0000 Parcel Location Situs 16304 E OKLAHOMA PL Subdivision HIGHLAND ACRES Lot/Block 0006 / 0006 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\2021-5-25\IMG_001! 5/25/2021</p>																																																	
Legal Description Lat/Long: 36.17590911 -95.79492132																																																						
LOT 6 BLOCK 6 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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1781/549	SEC OF VETERANS AFFAIRS	04/25/2006	79,000	YES																																													
					1744/865	RATTERREE, ROBERT SCOTT	01/10/2006	0	10																																													
					1340/3	STALLINGS, JIMMIE L & EVON	11/02/2001	85,500	11																																													
					921/541	GARNER, MELBA J	06/30/1993	33,000	No																																													
					824/342			32,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2007</td> <td>Land Value 36,358</td> <td>15,177</td> <td>11%</td> <td>1,669</td> <td>Assessed</td> <td>10,737</td> <td>1,145.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 105,238</td> <td>82,434</td> <td> </td> <td>9,068</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-106.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 141,596</td> <td>97,611</td> <td> </td> <td>10,737</td> <td>Total Taxable</td> <td>9,737</td> <td>1,039.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2007	Land Value 36,358	15,177	11%	1,669	Assessed	10,737	1,145.21	Year Frozen	0	Improvements 105,238	82,434		9,068	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-106.00	TIF Project ID	0	Total Value 141,596	97,611		10,737	Total Taxable	9,737	1,039.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029996	RAESNER, DONALD N	1	120,943	1000	9,425	1,005.00																																															
2024	2024-660029996	RAESNER, DONALD N	1	126,647	1000	9,121	962.00																																															
2023	2023-660029996	RAESNER, DONALD N	1	101,733	1000	8,826	906.00																																															
2022	2022-660029996	RAESNER, DONALD N	1	86,728	1000	8,540	857.00																																															
2021	2021-660029996	RAESNER, DONALD N	1	90,891	1000	8,998	792.00																																															
2020	2020-660029996	RAESNER, DONALD N	1	91,892	1000	8,875	786.00																																															
2019	2019-660029996	RAESNER, DONALD N	1	87,163	1000	8,588	771.00																																															
2018	2018-660029996	RAESNER, DONALD N	1	89,876	1000	8,536	762.00																																															
2017	2017-660029996	RAESNER, DONALD N	1	89,080	1000	8,258	746.00																																															
2016	2016-660029996	RAESNER, DONALD N	1	86,576	1000	7,988	710.00																																															
2015	2015-660029996	RAESNER, DONALD N	1	82,511	1000	7,727	691.00																																															
2014	2014-660029996	RAESNER, DONALD N	1	85,509	1000	7,473	676.00																																															
2013	2013-660029996	RAESNER, DONALD N	1	80,150	1000	7,226	647.00																																															



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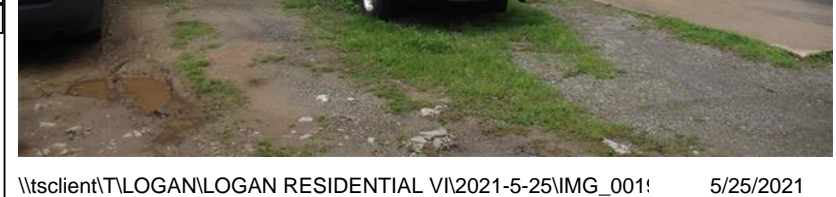
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Date 04/16/2026
Time 22:32:05
Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3407	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,840.00 x 2.45 = 36,358	
Factor Value		
Adjustments	1.0000	
Lot Value	36,358	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,314 / 1,314
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	1,152 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	216,604	164.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	164,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,314		
Lot Value	36,358		
Indicated Value	140,672	107.06	Per SqFt
Agland Value			
Site Improvements	924		
Total Value	141,596	107.76	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.45	Total Misc Impr	+	12,132			
Roofing Adj	+ 5.12	Garage Cost	+	34,318			
Subfloor Adj	+ 0.00	Total RCN	=	204,537			
Heat/Cool Adj	+ 0.00	Depreciation (49%)	-	100,223			
Plumbing Adj	+ 7.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,314			
Adj Base Cost	= 120.31	Lot Value	+	36,358			
Total Area	x 1,314	Indicated Value	=	140,672			
Adjusted Cost	= 158,087	Value Per SqFt		107.06			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71713	21x7		147	26.47		3,891
PRCH	SLAB PORCH - COVERED	71714	24x8		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	118271	12x10		120	26.55		3,186



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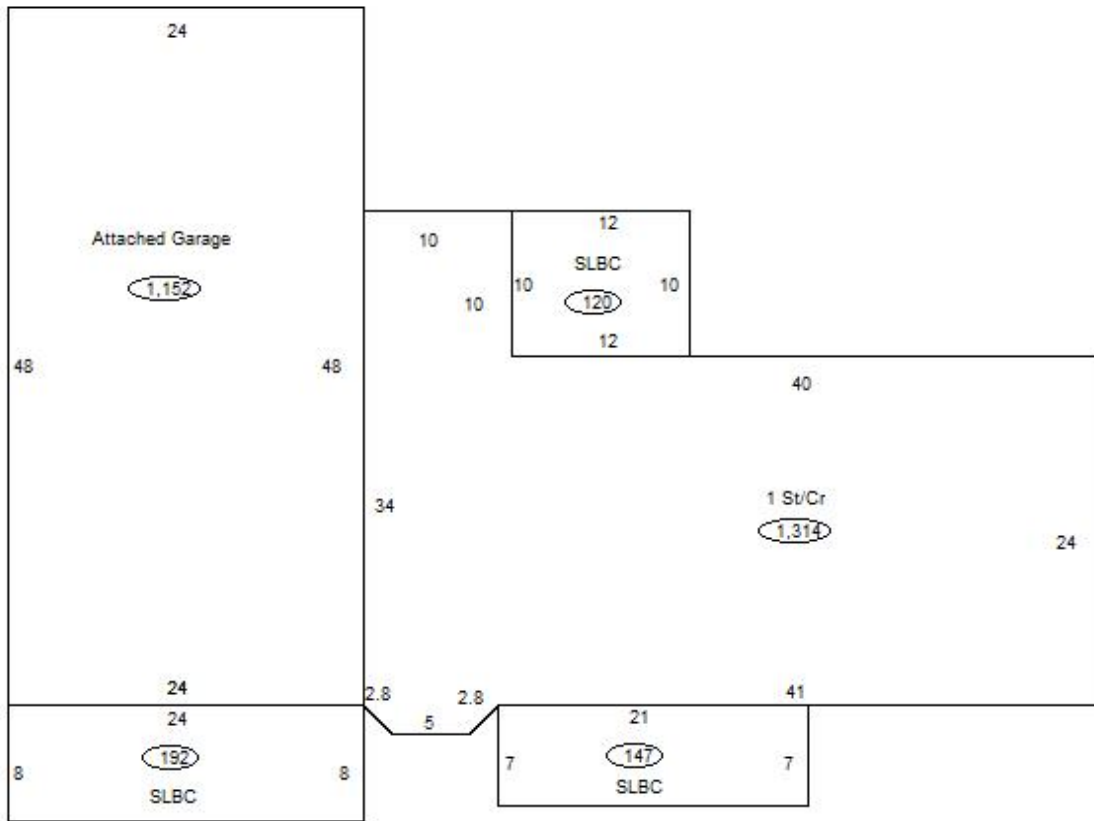
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 Time 22:32:06
 Page 3

Sketch Image

660029996



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,314	1.000	1,314
2	G	1		13	Attached Garage	1,152	1.000	1,152
3	M	PRCH		13	SLBC	147	1.000	147
4	M	PRCH		13	SLBC	192	1.000	192
5	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,314		1,314



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Time 22:32:06
Page 4

660029996

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	Qual	2	Cond	2	Year	2010
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (24.08 x 80)	1,926		1,926	1,002
				924