



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:10:00
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Assessment Data					Primary Image				
Account	660030010				No Image On File				
Parcel ID	000000-00-0-00375-007-0008								
Cadastral ID	35-20-14-04910								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	258795								
MESSER, MICHAEL &									
ROBYN									
17550 REDBUD DR									
CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision	HIGHLAND ACRES								
Lot/Block	0008 / 0007	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description					Building Permits				
Lot/Long: 36.17551812 -95.79233577					LOT 8 BLOCK 7 HIGHLAND ACRES				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1145/499	PHILLIPS, DANNY RAY &	10/23/1998	2,000	Yes
					1134/495	PHELPS, MIKE &	01/16/1998	25,000	Yes
					959/796	GARRETT, ALVETA R	05/20/1994	2,000	No
					879/419	SELLER	04/13/1992	0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	1999	Land Value	34,721	8,544	11%	940	Assessed	940	100.26
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	34,721	8,544		940	Total Taxable	940	100.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660030010	MESSER, MICHAEL &			1	34,721	0	895	95.00
2024	2024-660030010	MESSER, MICHAEL &			1	34,721	0	853	90.00
2023	2023-660030010	MESSER, MICHAEL &			1	25,000	0	812	83.00
2022	2022-660030010	MESSER, MICHAEL &			1	10,000	0	773	78.00
2021	2021-660030010	MESSER, MICHAEL &			1	10,000	0	737	65.00
2020	2020-660030010	MESSER, MICHAEL &			1	10,000	0	702	62.00
2019	2019-660030010	MESSER, MICHAEL &			1	10,000	0	668	60.00
2018	2018-660030010	MESSER, MICHAEL &			1	7,000	0	637	57.00
2017	2017-660030010	MESSER, MICHAEL &			1	7,000	0	606	55.00
2016	2016-660030010	MESSER, MICHAEL &			1	7,000	0	578	51.00
2015	2015-660030010	MESSER, MICHAEL &			1	5,000	0	550	49.00
2014	2014-660030010	MESSER, MICHAEL &			1	5,000	0	550	50.00
2013	2013-660030010	MESSER, MICHAEL &			1	5,000	0	550	49.00



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3253							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	14,172.00 x 2.45 = 34,721							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	34,721			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	3 - Average			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	34,721			
Basement Area				Indicated Value	34,721	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	34,721	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
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	+ 34,721					
Total Area	x	Indicated Value	= 34,721					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value