



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:32:16
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Assessment Data					Primary Image									
Account	660030014				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-25\IMG_004I 5/26/2021</p>									
Parcel ID	000000-00-0-00375-007-0012													
Cadastral ID	35-20-14-04950													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	348879													
18 CONSTRUCTION LLC														
30936 S PRAIRIE PL INOLA OK 74036-0000														
Parcel Location														
Situs	16675 E OKLAHOMA ST													
Subdivision	HIGHLAND ACRES													
Lot/Block	0012 / 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 Lat/Long: 36.17551743 -95.79101623														
LOT 12 BLOCK 7 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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DGF COMPANIES LLC	12/04/2025	35,000	YES										
/	WHISTANCE, RICHARD B &	02/26/2025	25,000	PQ										
2522/792	ALLISON, HERBERT E & ADA M	01/08/2016	60,000	WG										
1105/120	CHILCOAT, EARL D	03/01/1998	24,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2026	Land Value	35,000	35,000	11%	3,850	Assessed	3,850 410.64						
Year Frozen	0	Improvements	0	0	0	0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00						
TIF Project ID	0	Total Value	35,000	35,000	3,850	Total Taxable	3,850	411.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030014	DGF COMPANIES LLC	1	36,783	0	2,471	264.00							
2024	2024-660030014	WHISTANCE, RICHARD B &	1	48,374	0	2,354	248.00							
2023	2023-660030014	WHISTANCE, RICHARD B &	1	36,069	0	2,242	230.00							
2022	2022-660030014	WHISTANCE, RICHARD B &	1	20,266	0	2,135	214.00							
2021	2021-660030014	WHISTANCE, RICHARD B &	1	19,602	0	2,033	179.00							
2020	2020-660030014	WHISTANCE, RICHARD B &	1	19,420	0	1,936	171.00							
2019	2019-660030014	WHISTANCE, RICHARD B &	1	18,877	0	1,844	166.00							
2018	2018-660030014	WHISTANCE, RICHARD B &	1	15,971	0	1,757	157.00							
2017	2017-660030014	WHISTANCE, RICHARD B &	1	15,884	0	1,747	158.00							
2016	2016-660030014	WHISTANCE, RICHARD B &	1	25,556	0	2,144	191.00							
2015	2015-660030014	ALLISON, HERBERT E & ADA M	1	23,398	0	2,042	183.00							
2014	2014-660030014	ALLISON, HERBERT E & ADA M	1	23,380	0	1,945	176.00							
2013	2013-660030014	ALLISON, HERBERT E & ADA M	1	21,907	0	1,852	166.00							



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3161	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,769.00 x 2.45 = 33,734	
Factor Value		
Adjustments	1.0375	
Lot Value	35,000	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	STG Storage Value
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Asbestos Siding
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% No HVAC
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1943 / 116

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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	17,360	20.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	35,000		
Indicated Value	35,000	41.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	35,000	41.67	Total Value Per SqFt

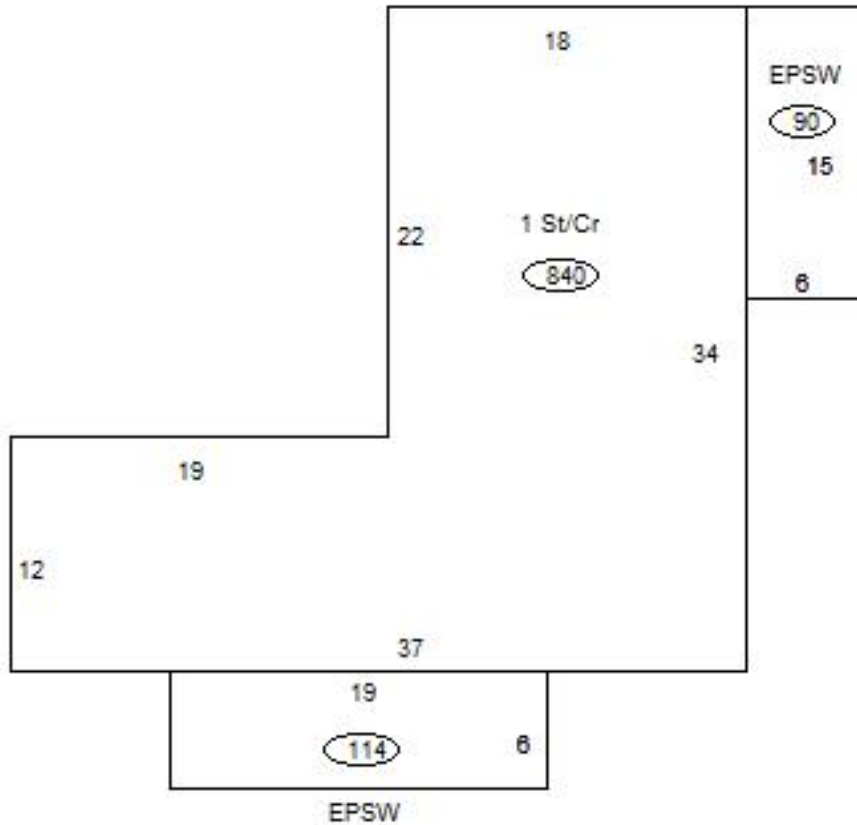
Cost Approach				Manual : 01/2025			
Base Cost	85.55	Total Misc Impr	+	9,729			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ 2.61	Total RCN	=	91,915			
Heat/Cool Adj	+ 0.00	Depreciation (100%)	-	91,915			
Plumbing Adj	+ 5.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 97.84	Lot Value	+	35,000			
Total Area	x 840	Indicated Value	=	35,000			
Adjusted Cost	= 82,186	Value Per SqFt		41.67			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	71736	19x6		114	47.62		5,429
EPSW	ENCLOSED PORCH - SOLID WALL	71737	15x6		90	47.78		4,300



Sketch Image

660030014



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	840	1.000	840
2	M	EPSW		13	EPSW	114	1.000	114
3	M	EPSW		13	EPSW	90	1.000	90
Total Building Area						840		840