



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:11:52
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|----------------------------|-----------------|----------|-------------|------------------|---------------|------------|-------------|--------|--|--|--|--|--|
| Account | 660030178 | | | | No Image On File | | | | | | | | | |
| Parcel ID | 000000-00-0-00375-023-0010 | | | | | | | | | | | | | |
| Cadastral ID | 35-20-14-06590 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | URP | VI Area | 3 | | | | | | | | | | | |
| Tax Area | 1 - CATOOSA OT | | | | | | | | | | | | | |
| Name ID | 175464 | | | | | | | | | | | | | |
| EDENS, CLARENCE | | | | | | | | | | | | | | |
| C/O KATIE LEBOW 1125 N 172ND E AVE TULSA OK 74116-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | | | | | | | | | | | | | | |
| Subdivision | HIGHLAND ACRES | | | | | | | | | | | | | |
| Lot/Block | 0010 / 0023 | 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: 36.17006748 -95.78486477 | | | | | | | | | | | | | | |
| Building Permits | | | | | | | | | | | | | | |
| LOT 10 BLOCK 23 HIGHLAND ACRES | | | | | | | | | | | | | | |
| <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 | | | | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | | | | | | |
| Remove Cap | 0 | Land Value | 41,577 | 2,042 | 11% | 225 | Assessed | 225 | 24.00 | | | | | |
| 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 | 41,577 | 2,042 | 225 | Total Taxable | 225 | 24.00 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660030178 | EDENS, CLARENCE | 1 | 41,577 | 0 | 214 | 23.00 | | | | | | | |
| 2024 | 2024-660030178 | EDENS, CLARENCE | 1 | 41,577 | 0 | 204 | 22.00 | | | | | | | |
| 2023 | 2023-660030178 | EDENS, CLARENCE | 1 | 25,000 | 0 | 194 | 20.00 | | | | | | | |
| 2022 | 2022-660030178 | EDENS, CLARENCE | 1 | 10,000 | 0 | 185 | 19.00 | | | | | | | |
| 2021 | 2021-660030178 | EDENS, CLARENCE | 1 | 10,000 | 0 | 176 | 15.00 | | | | | | | |
| 2020 | 2020-660030178 | EDENS, CLARENCE | 1 | 10,000 | 0 | 168 | 15.00 | | | | | | | |
| 2019 | 2019-660030178 | EDENS, CLARENCE | 1 | 10,000 | 0 | 160 | 14.00 | | | | | | | |
| 2018 | 2018-660030178 | EDENS, CLARENCE | 1 | 7,000 | 0 | 152 | 14.00 | | | | | | | |
| 2017 | 2017-660030178 | EDENS, CLARENCE | 1 | 7,000 | 0 | 145 | 13.00 | | | | | | | |
| 2016 | 2016-660030178 | EDENS, CLARENCE | 1 | 7,000 | 0 | 138 | 12.00 | | | | | | | |
| 2015 | 2015-660030178 | EDENS, CLARENCE | 1 | 5,000 | 0 | 132 | 12.00 | | | | | | | |
| 2014 | 2014-660030178 | EDENS, CLARENCE | 1 | 5,000 | 0 | 126 | 11.00 | | | | | | | |
| 2013 | 2013-660030178 | EDENS, CLARENCE | 1 | 5,000 | 0 | 120 | 11.00 | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1045 #1 | | Primary Image | | | | |
|-----------------------------------|---------------------------|----------------------------|----------|-----------------------------|--------------------|-----------|----------------------|-------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | 1 | | | | | | | |
| Non-Ag Acres | 0.3896 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | | 0 | | | | | |
| | | | 0 | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 16,970.00 x 2.45 = 41,577 | | | GRM Approach | | | | |
| Factor Value | | | | GRM Code | | | | |
| Adjustments | 1.0000 | | | Gross Rent | 0.00 | | | |
| Lot Value | 41,577 | | | Indicated Value | | | | |
| Residential Data | | | | Multiple Regression | | | | |
| Type | | | | MRA Code | | | | |
| Condition | 3 - Average | | | Adjusted R | | | | |
| Quality | - | | | Indicated Value | | | | |
| Architecture | | | | Direct Comparables | | | | |
| Style | | | | Selection Model | A Adam Test | | | |
| Exterior Wall | | | | Adjustment Model | 1 2022 Residential | | | |
| Base/Total Area / | | | | Comparables | | | | |
| Style | | | | Indicated Value | | | | |
| HVAC | | | | Value Reconciliation | | | | |
| Roof Cover | | | | Selected Approach | Cost Approach | | | |
| Area on Slab | | | | Improvements | | | | |
| Fixture/RghIn / | | | | Lot Value | 41,577 | | | |
| Bed/F/H Bath / / | | | | Indicated Value | 41,577 | 0.00 | Per SqFt | |
| Basement Area | | | | Agland Value | | | | |
| Garage Type | | | | Site Improvements | | | | |
| Remodel | | | | Total Value | 41,577 | 0.00 | Total Value Per SqFt | |
| Year/Eff Age / | | | | | | | | |
| 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 | + 41,577 | | | | | |
| Total Area | x | Indicated Value | = 41,577 | | | | | |
| Adjusted Cost | = 0 | Value Per SqFt | 0.00 | | | | | |
| Miscellaneous Improvements | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |