



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 13:26:34  
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Assessment Data					Primary Image									
Account	660030256				No Image On File									
Parcel ID	000000-00-0-00375-027-0017													
Cadastral ID	35-20-14-07370													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	321325													
RECTOR, FREDDIE & CHRISTOPHER RECTOR														
17300 E PINE TULSA OK 74116-0000														
<b>Parcel Location</b>														
<b>Situs</b>														
Subdivision	HIGHLAND ACRES													
Lot/Block	0017 / 0027	Parcel Size	1 - Lots											
Sec/Twn/Rng	35 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.17211921 -95.78946509														
<b>Building Permits</b>														
LOT 17 BLOCK 27 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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2630/894	ANDREWS, DOUGLAS F &	04/27/2017	66,000	WG					
					1723/829	HAMMONS, DOYLE A &	10/24/2005	8,000	YES					
					1549/589	NORWOOD, ROBERT A & LANA R	12/09/2003	5,000	YES					
					1227/532	EARLABAUGH, KENNETH D	05/05/2000	67,500	No					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2018	Land Value	33,663	9,261	11%	1,019	Assessed	1,019	108.69					
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	33,663	9,261	1,019	Total Taxable	1,019	109.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030256	RECTOR, FREDDIE &	1	33,663	0	970	103.00							
2024	2024-660030256	RECTOR, FREDDIE &	1	33,663	0	924	97.00							
2023	2023-660030256	RECTOR, FREDDIE &	1	8,000	0	880	90.00							
2022	2022-660030256	RECTOR, FREDDIE &	1	8,000	0	880	88.00							
2021	2021-660030256	RECTOR, FREDDIE &	1	8,000	0	880	77.00							
2020	2020-660030256	RECTOR, FREDDIE &	1	8,000	0	880	78.00							
2019	2019-660030256	RECTOR, FREDDIE &	1	8,000	0	880	79.00							
2018	2018-660030256	RECTOR, FREDDIE &	1	8,000	0	880	79.00							
2017	2017-660030256	RECTOR, FREDDIE &	1	8,000	0	880	79.00							
2016	2016-660030256	ANDREWS, DOUGLAS F &	1	8,000	0	880	78.00							
2015	2015-660030256	ANDREWS, DOUGLAS F &	1	8,000	0	880	79.00							
2014	2014-660030256	ANDREWS, DOUGLAS F &	1	8,000	0	880	80.00							
2013	2013-660030256	ANDREWS, DOUGLAS F &	1	8,000	0	880	79.00							



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3154							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	13,740.00 x 2.45 = 33,663							
Factor Value								
Adjustments	1.0000							
Lot Value	33,663							
<b>Residential Data</b>								
Type								
Condition	3 - Average							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+ 33,663					
Total Area	x	Indicated Value	= 33,663					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 33,663				
				Indicated Value 33,663 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 33,663 0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value