




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660030257 Parcel ID 000000-00-0-00375-027-0018 Cadastral ID 35-20-14-07380 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 Parcel Location Situs 01205 N 168TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0018 / 0027 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\2021-6-9\IMG_0036. 6/9/2021</p>																																																	
Legal Description Lot/Long: 36.17235102 -95.78930881																																																						
LOT 18 BLOCK 27 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2630/894	ANDREWS, DOUGLAS F &	04/27/2017	66,000	WG																																													
					1723/827	NORWOOD, ROBERT A & LANA R	07/09/2004	63,000	10																																													
					1227/532	EARLABAUGH, KENNETH D	05/05/2000	67,500	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>2018</td> <td>Land Value 35,111</td> <td>17,348</td> <td>11%</td> <td>1,908</td> <td>Assessed 7,758</td> <td> </td> <td>827.47</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 111,465</td> <td>53,181</td> <td> </td> <td>5,850</td> <td>Penalty 0</td> <td> </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 0</td> <td> </td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 146,576</td> <td>70,529</td> <td> </td> <td>7,758</td> <td>Total Taxable 7,758</td> <td> </td> <td>827.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2018	Land Value 35,111	17,348	11%	1,908	Assessed 7,758		827.47	Year Frozen	0	Improvements 111,465	53,181		5,850	Penalty 0			Uncapped Value	0	Mobile Home 0	0		0	Exemption 0		0.00	TIF Project ID	0	Total Value 146,576	70,529		7,758	Total Taxable 7,758		827.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030257	RECTOR, FREDDIE &	1	105,250	0	7,388	788.00																																															
2024	2024-660030257	RECTOR, FREDDIE &	1	110,134	0	7,037	742.00																																															
2023	2023-660030257	RECTOR, FREDDIE &	1	71,471	0	6,702	688.00																																															
2022	2022-660030257	RECTOR, FREDDIE &	1	58,026	0	6,383	641.00																																															
2021	2021-660030257	RECTOR, FREDDIE &	1	52,565	0	5,782	509.00																																															
2020	2020-660030257	RECTOR, FREDDIE &	1	54,147	0	5,956	528.00																																															
2019	2019-660030257	RECTOR, FREDDIE &	1	52,737	0	5,801	521.00																																															
2018	2018-660030257	RECTOR, FREDDIE &	1	54,820	0	6,030	538.00																																															
2017	2017-660030257	RECTOR, FREDDIE &	1	62,256	0	6,848	618.00																																															
2016	2016-660030257	ANDREWS, DOUGLAS F &	1	60,556	0	6,630	590.00																																															
2015	2015-660030257	ANDREWS, DOUGLAS F &	1	57,402	0	6,314	564.00																																															
2014	2014-660030257	ANDREWS, DOUGLAS F &	1	60,052	0	6,464	585.00																																															
2013	2013-660030257	ANDREWS, DOUGLAS F &	1	59,220	0	6,157	551.00																																															



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-9\IMG_0036. 6/9/2021</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.329							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	14,331.00 x 2.45 = 35,111							
Factor Value								
Adjustments	1.0000							
Lot Value	35,111							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	4 - Good							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,480 / 1,480							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
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	1963 / 47							
Cost Approach		Manual : 01/2025						
Base Cost	115.34	Total Misc Impr	+	6,327				
Roofing Adj	+ 6.44	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	218,648				
Heat/Cool Adj	+ 16.31	Depreciation (52%)	-	113,697				
Plumbing Adj	+ 5.37	Lump Sums	+	4,983				
Basement Adj	+ 0.00	RCNLD	=	109,934				
Adj Base Cost	= 143.46	Lot Value	+	35,111				
Total Area	x 1,480	Indicated Value	=	145,045				
Adjusted Cost	= 212,321	Value Per SqFt		98.00				
		Value Reconciliation						
Selected Approach		Cost Approach						
Improvements		109,934						
Lot Value		35,111						
Indicated Value		145,045						
Agland Value		98.00 Per SqFt						
Site Improvements		1,531						
Total Value		146,576						
		99.04 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72143	28x7		196	32.28		6,327
WODO	Wood Deck - Open	72144	14x12		168	29.66		4,983



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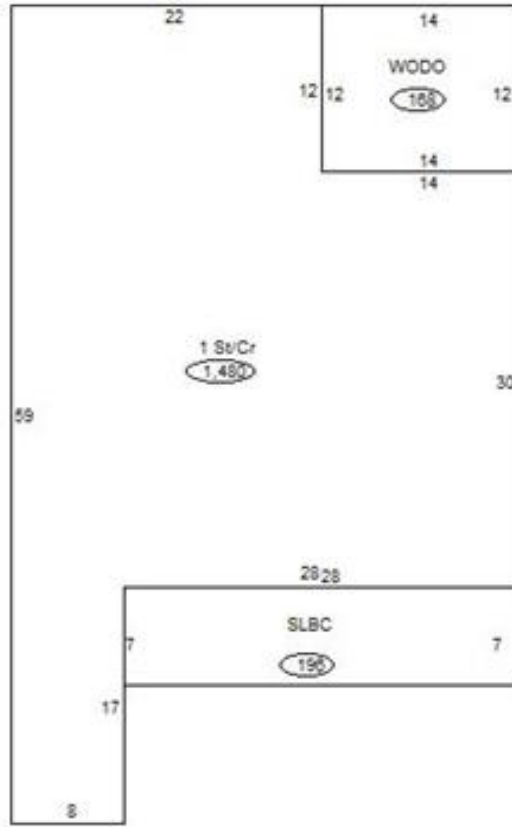
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,480	1.000	1,480
2	M	PRCH		13	SLBC	196	1.000	196
3	M	WODO		13	WODO	168	1.000	168
Total Building Area						1,480		1,480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x7	Plank	Formed Metal	144
	Qual	3	Cond	3	Year	2000
				Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (25.93 x 144)	3,734		3,734	2,203
				1,531