



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:23:35
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Assessment Data					Primary Image									
Account	660030307				No Image On File									
Parcel ID	000000-00-0-00375-030-0015													
Cadastral ID	35-20-14-07880													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	299851													
BLEDSOE, OPAL LIGHTNER														
TRUSTEE														
8729 S PHOENIX PLACE TULSA OK 74132-0000														
Parcel Location														
Situs														
Subdivision	HIGHLAND ACRES													
Lot/Block	0015 / 0030	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: 36.17158367 -95.79252320														
Building Permits														
LOT 15 BLOCK 30 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					
					2003/375	BLEDSOE, OPAL	02/05/2009	0	4					
					1640/69	RICKMAN, DAN	12/03/2004	2,500	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2005	Land Value	31,502	4,344	11%	478	Assessed	478	50.98					
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	31,502	4,344	478	Total Taxable	478	51.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030307	BLEDSOE, OPAL LIGHTNER	1	31,502	0	455	49.00							
2024	2024-660030307	BLEDSOE, OPAL LIGHTNER	1	31,502	0	434	46.00							
2023	2023-660030307	BLEDSOE, OPAL LIGHTNER	1	25,000	0	413	42.00							
2022	2022-660030307	BLEDSOE, OPAL LIGHTNER	1	10,000	0	393	39.00							
2021	2021-660030307	BLEDSOE, OPAL LIGHTNER	1	10,000	0	375	33.00							
2020	2020-660030307	BLEDSOE, OPAL LIGHTNER	1	10,000	0	357	32.00							
2019	2019-660030307	BLEDSOE, OPAL LIGHTNER	1	10,000	0	340	31.00							
2018	2018-660030307	BLEDSOE, OPAL LIGHTNER	1	7,000	0	324	29.00							
2017	2017-660030307	BLEDSOE, OPAL LIGHTNER	1	7,000	0	308	28.00							
2016	2016-660030307	BLEDSOE, OPAL LIGHTNER	1	7,000	0	294	26.00							
2015	2015-660030307	BLEDSOE, OPAL LIGHTNER	1	5,000	0	280	25.00							
2014	2014-660030307	BLEDSOE, OPAL LIGHTNER	1	5,000	0	266	24.00							
2013	2013-660030307	BLEDSOE, OPAL LIGHTNER	1	5,000	0	254	23.00							



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2952							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	12,858.00 x 2.45 = 31,502			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent	0.00			
Lot Value	31,502			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	31,502			
Bed/F/H Bath / /				Indicated Value	31,502	0.00	Per SqFt	
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	31,502	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	+ 31,502					
Total Area	x	Indicated Value	= 31,502					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value