



# 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	660030972				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_000' 6/15/2021</p>									
Parcel ID	000000-00-0-20190-001-0001													
Cadastral ID	36-20-14-01560													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	212944													
BARBEE, RANDY L &														
BARBARA S														
19278 TOWN LN														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	19278 TOWN LN													
Subdivision	TOWN & COUNTRY VILLA													
Lot/Block	0001 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	36 / 20 / 14 / 5													
Neighborhood	1193 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lat/Long: 36.17103530 -95.76213641														
LOT 1 & E 7' OF LOT 2 BLOCK 1 TOWN & COUNTRY VILLA														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1232/5	SEAT, MARTIN ADAM &	06/06/2000	500	No										
875/810	SELLER	02/28/1992	62,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	35,864	17,607	11%	1,937	Assessed	20,522	2,188.88					
Year Frozen	0	Improvements	200,022	168,957		18,585	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	235,886	186,564	20,522	Total Taxable	19,522	2,082.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030972	BARBEE, RANDY L &	1	230,173	1000	18,924	2,018.00							
2024	2024-660030972	BARBEE, RANDY L &	1	252,357	1000	18,345	1,935.00							
2023	2023-660030972	BARBEE, RANDY L &	1	206,716	1000	17,781	1,825.00							
2022	2022-660030972	BARBEE, RANDY L &	1	211,762	1000	17,234	1,730.00							
2021	2021-660030972	BARBEE, RANDY L &	1	197,331	1000	16,702	1,469.00							
2020	2020-660030972	BARBEE, RANDY L &	1	193,973	1000	16,188	1,434.00							
2019	2019-660030972	BARBEE, RANDY L &	1	185,608	1000	15,686	1,409.00							
2018	2018-660030972	BARBEE, RANDY L &	1	190,599	1000	15,200	1,357.00							
2017	2017-660030972	BARBEE, RANDY L &	1	188,901	1000	14,729	1,330.00							
2016	2016-660030972	BARBEE, RANDY L &	1	183,856	1000	14,271	1,269.00							
2015	2015-660030972	BARBEE, RANDY L &	1	177,700	1000	13,826	1,236.00							
2014	2014-660030972	BARBEE, RANDY L &	1	180,414	1000	13,394	1,212.00							
2013	2013-660030972	BARBEE, RANDY L &	1	170,440	1000	12,975	1,161.00							



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2058	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,966.00 x 4.00 = 35,864	
Factor Value		
Adjustments	1.0000	
Lot Value	35,864	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,611 / 2,065
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	228,655	110.73	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	235,360 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.72	Total Misc Impr	+	8,671			
Roofing Adj	+ 3.66	Garage Cost	+	16,993			
Subfloor Adj	+ -1.80	Total RCN	=	274,992			
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	-	85,248			
Plumbing Adj	+ 7.52	Lump Sums	+	9,392			
Basement Adj	+ 0.00	RCNLD	=	199,136			
Adj Base Cost	= 120.74	Lot Value	+	35,864			
Total Area	x 2,065	Indicated Value	=	235,000			
Adjusted Cost	= 249,328	Value Per SqFt		113.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,136		
Lot Value	35,864		
Indicated Value	235,000	113.80	Per SqFt
Agland Value			
Site Improvements	886		
Total Value	235,886	114.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73305	23x5		115	26.57		3,056
WODO	WOOD DECK - OPEN	73306	12x6		72	28.51	25%	1,540
WODO	WOOD DECK - OPEN	73308	618		618	16.94	25%	7,852



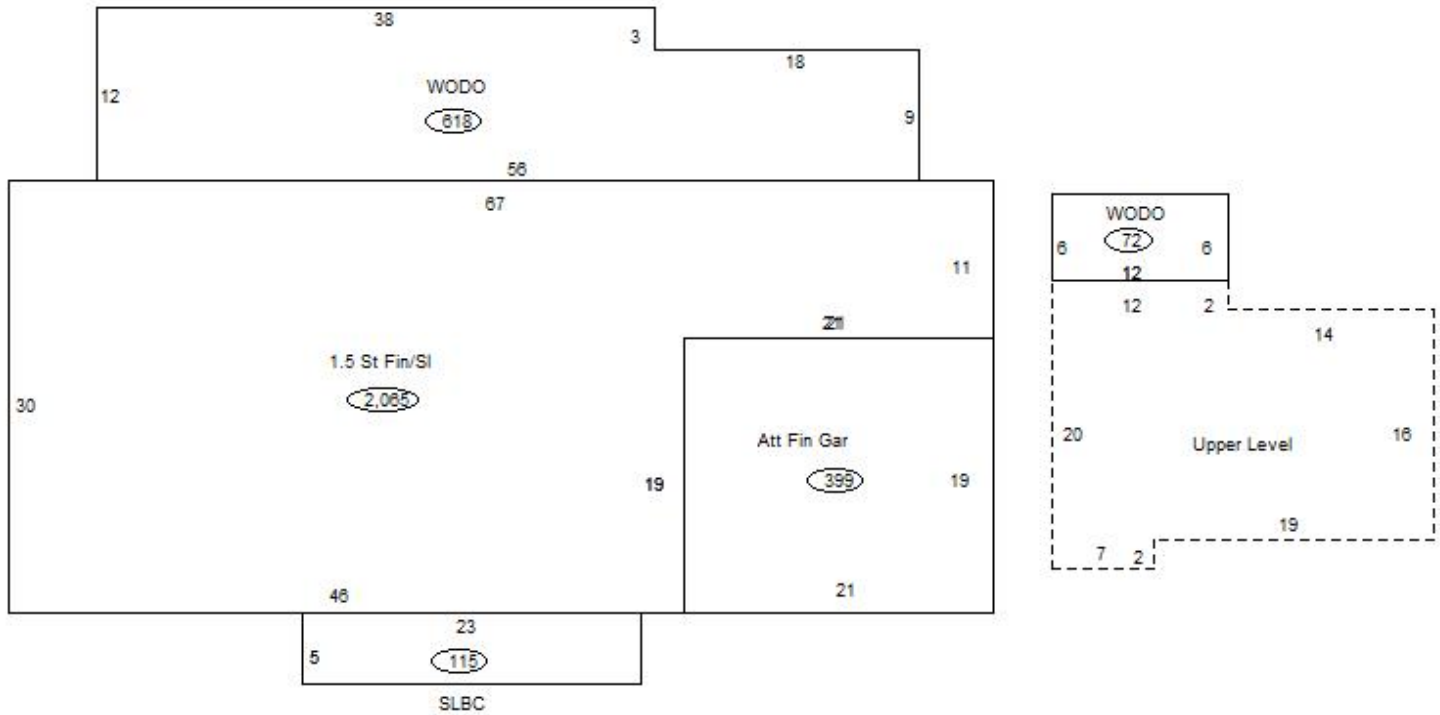
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,611	1.282	2,065
2	G	5		13	Att Fin Gar	399	1.000	399
3	M	PRCH		13	SLBC	115	1.000	115
4	M	WODO		13	WODO	72	1.000	72
5	U	^UL	Overhang	13	Upper Level	454	1.000	454
6	M	WODO		13	WODO	618	1.000	618
<b>Total Building Area</b>						1,611		2,065



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Concrete	Formed Metal	100
	Qual	2	Cond 3	Year 2000	Eff Age 20	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.62 x 100)	2,162		2,162	1,276	886

SHDS	Shed - Small	0x0x0			
Qual	2	Cond 2	Year 0	Eff Age 2026	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (33.66 x )					