




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 660030991 Parcel ID 000000-00-0-20190-001-0021 Cadastral ID 36-20-14-01750 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 267472 BOWEN, JOHN A & CARRIE L & CHRISTOPHER M BOWEN 1046 RIDGE LN CATOOSA OK 74015-0000 Parcel Location Situs 01046 RIDGE LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0021 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_005(6/15/2021</p>														
Legal Description Lat/Long: 36.17293653 -95.76234327																			
LOTS 20 & 21 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> </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										
H	Homestead	Yes	1,000	1,000	1094/777	CODY, EUGENE R &	12/30/1997	83,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	1999		Land Value 55,834	38,798	11%	4,268	Assessed	11,309	1,206.22										
Year Frozen	0		Improvements 110,478	64,009		7,041	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		Total Value 166,312	102,807		11,309	Total Taxable	10,309	1,100.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660030991	BOWEN, JOHN A & CARRIE L &			1	137,853	1000	9,979	1,064.00										
2024	2024-660030991	BOWEN, JOHN A & CARRIE L &			1	128,068	1000	9,660	1,019.00										
2023	2023-660030991	BOWEN, JOHN A & CARRIE L &			1	94,084	1000	9,349	959.00										
2022	2022-660030991	BOWEN, JOHN A & CARRIE L			1	95,420	1000	9,496	953.00										
2021	2021-660030991	BOWEN, JOHN A & CARRIE L			1	95,505	1000	9,506	836.00										
2020	2020-660030991	BOWEN, JOHN A & CARRIE L			1	94,371	1000	9,381	831.00										
2019	2019-660030991	BOWEN, JOHN A & CARRIE L			1	93,069	1000	9,238	830.00										
2018	2018-660030991	BOWEN, JOHN A & CARRIE L			1	96,603	1000	9,626	859.00										
2017	2017-660030991	BOWEN, JOHN A & CARRIE L			1	110,343	1000	11,138	1,006.00										
2016	2016-660030991	BOWEN, JOHN A & CARRIE L			1	107,780	1000	10,856	966.00										
2015	2015-660030991	BOWEN, JOHN A & CARRIE L			1	126,996	1000	11,995	1,072.00										
2014	2014-660030991	BOWEN, JOHN A & CARRIE L			1	127,855	1000	11,616	1,051.00										
2013	2013-660030991	BOWEN, JOHN A & CARRIE L			1	121,454	1000	11,249	1,007.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	0.4027	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,540.00 x 3.18 = 55,834	
Factor Value		
Adjustments	1.0000	
Lot Value	55,834	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,426 / 1,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,426
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31



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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	153,299	107.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	11,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.45	Total Misc Impr	+	4,122			
Roofing Adj	+ 3.94	Garage Cost	+	13,772			
Subfloor Adj	+ 0.00	Total RCN	=	175,553			
Heat/Cool Adj	+ 10.30	Depreciation (43%)	-	75,488			
Plumbing Adj	+ 8.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	100,065			
Adj Base Cost	= 110.56	Lot Value	+	55,834			
Total Area	x 1,426	Indicated Value	=	155,899			
Adjusted Cost	= 157,659	Value Per SqFt		109.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,065		
Lot Value	55,834		
Indicated Value	155,899	109.33	Per SqFt
Agland Value			
Site Improvements	10,413		
Total Value	166,312	116.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKG	Enclosed Porch - Kneewall Glass	73386	12x6		72	26.92		1,938
GENR	Generator - Residential Standby			1	1	2,184.00		2,184



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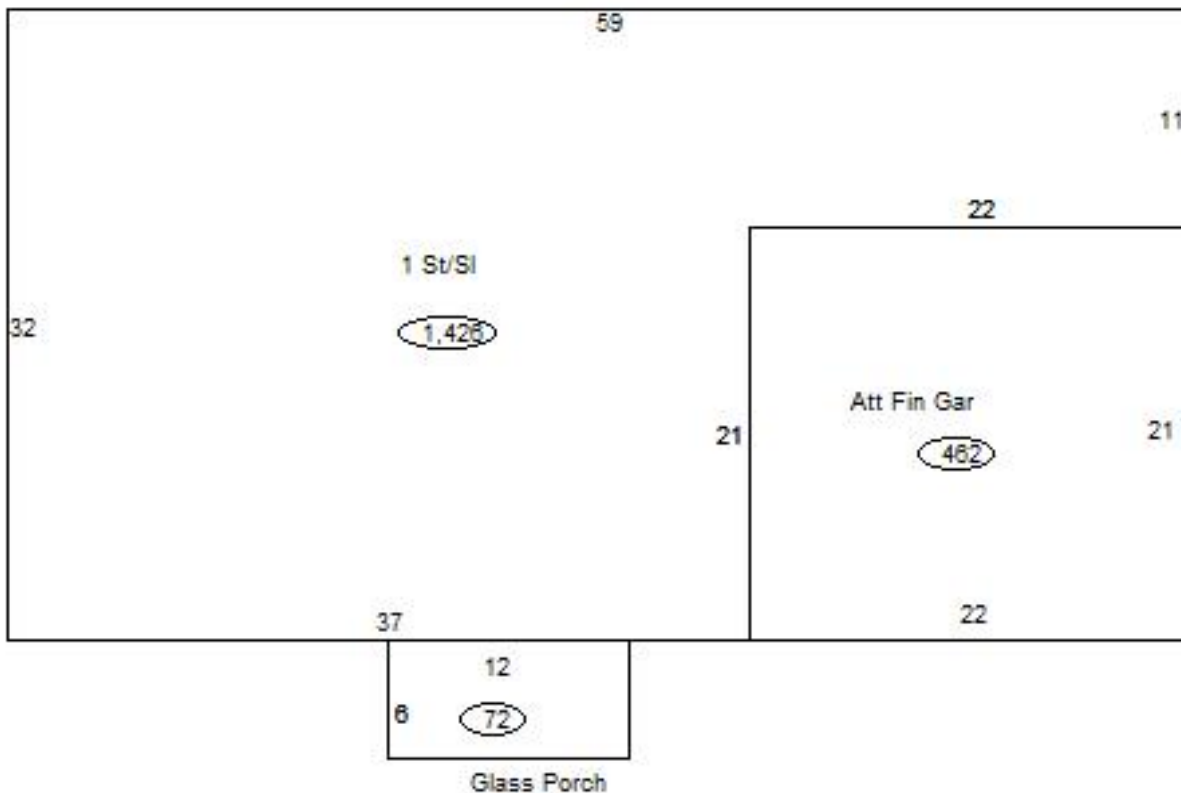
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,426	1.000	1,426
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	EPKG		13	Glass Porch	72	1.000	72
Total Building Area						1,426		1,426



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	20x20x10	Concrete	Built Up Tar/Gravel	400	
Qual	3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (25.79 x 400)	10,316	10,316	2,373	7,943

PATC	Patio - Covered	10x18x8	Concrete	Formed Metal	180
Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (18.80 x 180)	3,384	3,384	914	2,470