



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:18:36
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Assessment Data					Primary Image																																																	
Account 660030993 Parcel ID 000000-00-0-20190-002-0002 Cadastral ID 36-20-14-01770 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 263051 POWELL, DOUG M & ANGELA R 19271 TOWN LN CATOOSA OK 74015-0000 Parcel Location Situs 19271 TOWN LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0002 / 0002 Parcel Size 1 - 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 Lot/Long: 36.17142400 -95.76235690																																																						
LOT 2 BLOCK 2 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1023/191	SINOR, A LAWRENCE	04/19/1996	95,000	Yes																																													
					930/38	ALLISON, BRUCE E	08/01/1993	14,000	Yes																																													
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>0</td> <td>Land Value 32,276</td> <td>20,531</td> <td>11%</td> <td>2,258</td> <td>Assessed</td> <td>22,034</td> <td>2,350.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 215,782</td> <td>179,786</td> <td> </td> <td>19,776</td> <td>Penalty</td> <td>0</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</td> <td>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 248,058</td> <td>200,317</td> <td> </td> <td>22,034</td> <td>Total Taxable</td> <td>21,034</td> <td>2,243.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 32,276	20,531	11%	2,258	Assessed	22,034	2,350.15	Year Frozen	0	Improvements 215,782	179,786		19,776	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 248,058	200,317		22,034	Total Taxable	21,034	2,243.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030993	POWELL, DOUG M & ANGELA R	1	214,316	1000	20,394	2,175.00																																															
2024	2024-660030993	POWELL, DOUG M & ANGELA R	1	214,908	1000	19,770	2,086.00																																															
2023	2023-660030993	POWELL, DOUG M & ANGELA R	1	203,218	1000	19,165	1,967.00																																															
2022	2022-660030993	POWELL, DOUG M & ANGELA R	1	206,380	1000	18,578	1,865.00																																															
2021	2021-660030993	POWELL, DOUG M & ANGELA R	1	209,969	1000	18,008	1,584.00																																															
2020	2020-660030993	POWELL, DOUG M & ANGELA R	1	206,422	1000	17,454	1,546.00																																															
2019	2019-660030993	POWELL, DOUG M & ANGELA R	1	200,541	1000	16,916	1,519.00																																															
2018	2018-660030993	POWELL, DOUG M & ANGELA R	1	210,990	1000	16,395	1,463.00																																															
2017	2017-660030993	POWELL, DOUG M & ANGELA R	1	209,081	1000	15,888	1,435.00																																															
2016	2016-660030993	POWELL, DOUG M & ANGELA R	1	203,449	1000	15,396	1,369.00																																															
2015	2015-660030993	POWELL, DOUG M & ANGELA R	1	197,272	1000	14,919	1,333.00																																															
2014	2014-660030993	POWELL, DOUG M & ANGELA R	1	200,471	1000	14,456	1,308.00																																															
2013	2013-660030993	POWELL, DOUG M & ANGELA R	1	190,083	1000	14,005	1,254.00																																															



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1852 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,069.00 x 4.00 = 32,276 Factor Value Adjustments 1.0000 Lot Value 32,276		

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	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,506 / 2,658
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,506
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 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	
Adusted R	0.8445		
Indicated Value	282,952	106.45	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	286,960 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	84.87	Total Misc Impr	+	7,628	
Roofing Adj	+ 2.72	Garage Cost	+	20,840	
Subfloor Adj	+ -1.37	Total RCN	=	310,774	
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	96,340	
Plumbing Adj	+ 7.35	Lump Sums	+	1,348	
Basement Adj	+ 0.00	RCNLD	=	215,782	
Adj Base Cost	= 106.21	Lot Value	+	32,276	
Total Area	x 2,658	Indicated Value	=	248,058	
Adjusted Cost	= 282,306	Value Per SqFt		93.33	

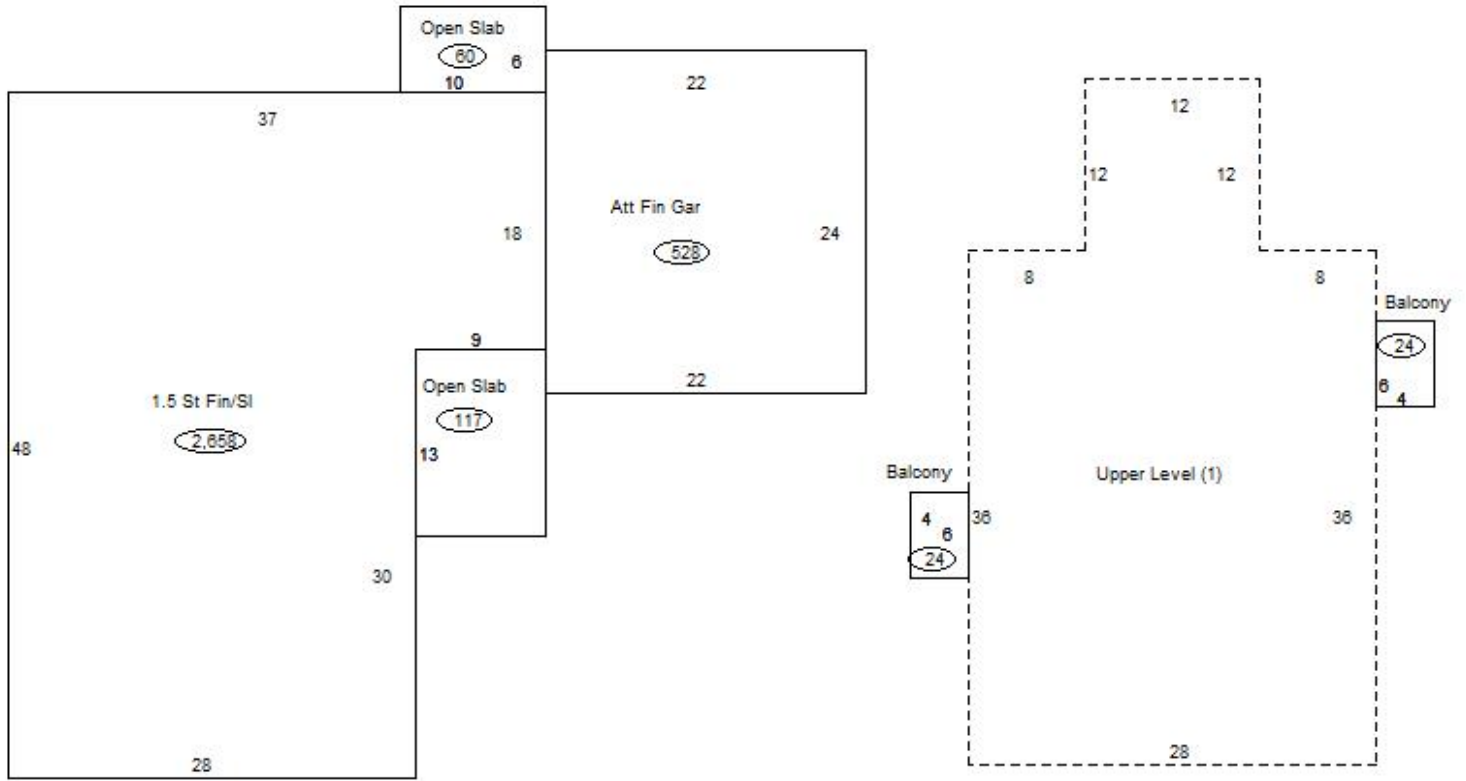
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,782		
Lot Value	32,276		
Indicated Value	248,058	93.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,058	93.33	Total Value Per SqFt

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
PATO	SLAB PORCH - OPEN	73389	13x9		117	11.32		1,324
PATO	SLAB PORCH - OPEN	73390	10x6		60	11.48		689
BALW	Balcony - Wood	73391	6x4		24	28.08		674
BALW	BALCONY - WOOD	73392	6x4		24	28.08		674



Sketch Image

660030993



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/SI	1,506	1.765	2,658
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PATO		13	Open Slab	117	1.000	117
4	M	PATO		13	Open Slab	60	1.000	60
5	M	BALW		13	Balcony	24	1.000	24
6	M	BALW		13	Balcony	24	1.000	24
7	U	^UL		13	Upper Level (1)	1,152	1.000	1,152
Total Building Area						1,506		2,658