



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 10:13:35  
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Assessment Data					Primary Image									
Account	660030997				No Image On File									
Parcel ID	000000-00-0-20190-002-0006													
Cadastral ID	36-20-14-01810													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	335808													
THOMAS, KRISTEN LEIGH & BRIAN														
1001 RIDGE LN CATOOSA OK 74015-0000														
<b>Parcel Location</b>														
<b>Situs</b>														
Subdivision	TOWN & COUNTRY VILLA													
Lot/Block	0006 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	36 / 20 / 14 / 5													
Neighborhood	1193 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.17171632 -95.76325266														
<b>Building Permits</b>														
LOT 6 BLOCK 2 TOWN & COUNTRY VILLA														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	TUCKER, GARY &	09/16/2021	25,000	YES					
					992/692	VAN FOSSEN, GARY R	06/02/1995	9,000	Yes					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2022	Land Value	27,659	27,659	11%	3,042	Assessed	3,042	324.46					
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	27,659	27,659	3,042	Total Taxable	3,042	324.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660030997	THOMAS, KRISTEN LEIGH &			1	27,659	0	3,032	323.00					
2024	2024-660030997	THOMAS, KRISTEN LEIGH &			1	40,675	0	2,888	305.00					
2023	2023-660030997	THOMAS, KRISTEN LEIGH &			1	25,000	0	2,750	282.00					
2022	2022-660030997	THOMAS, KRISTEN LEIGH &			1	25,000	0	2,750	276.00					
2021	2021-660030997	THOMAS, KRISTEN LEIGH &			1	18,000	0	1,184	104.00					
2020	2020-660030997	TUCKER, GARY &			1	18,000	0	1,128	100.00					
2019	2019-660030997	TUCKER, GARY &			1	18,000	0	1,074	96.00					
2018	2018-660030997	TUCKER, GARY &			1	18,000	0	1,023	91.00					
2017	2017-660030997	TUCKER, GARY &			1	18,000	0	975	88.00					
2016	2016-660030997	TUCKER, GARY &			1	18,000	0	928	83.00					
2015	2015-660030997	TUCKER, GARY &			1	18,000	0	884	79.00					
2014	2014-660030997	TUCKER, GARY &			1	18,000	0	842	76.00					
2013	2013-660030997	TUCKER, GARY &			1	18,000	0	802	72.00					



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Lot Data		Square-Foot - NBHD 1193 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1868							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		4					
			0					
Method	Square-Foot							
Base Lot Value	8,135.00 x 4.00 = 32,540							
Factor Value	-4,881							
Adjustments	1.0000							
Lot Value	27,659							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	27,659				
Total Area	x	Indicated Value	=	27,659				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adjusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements								
Lot Value	27,659							
Indicated Value	27,659	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	27,659	0.00	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value