




# 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	660030998				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_006! 6/15/2021</p>									
Parcel ID	000000-00-0-20190-002-0007													
Cadastral ID	36-20-14-01820													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	335809													
THOMAS, BRIAN & KRISTEN LEIGH														
1001 RIDGE LN CATOOSA OK 74015-0000														
Parcel Location														
Situs	01001 RIDGE LN													
Subdivision	TOWN & COUNTRY VILLA													
Lot/Block	0007 / 0002	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: 36.17189810 -95.76319272														
LOT 7 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	TUCKER, GARY &	09/16/2021	205,000	YES										
959/106	SELLER	05/24/1994	0	No										
917/67	BORRELL, DANNY J	06/01/1993	100	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2022	Land Value	25,176	25,176	11%	2,769	Assessed	18,652	1,989.42					
Year Frozen	0	Improvements	152,436	144,395		15,883	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	177,612	169,571		18,652	Total Taxable	18,652	1,989.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030998	THOMAS, BRIAN & KRISTEN LEIGH	1	161,497	0	17,764	1,895.00							
2024	2024-660030998	THOMAS, BRIAN & KRISTEN LEIGH	1	177,695	0	19,547	2,062.00							
2023	2023-660030998	THOMAS, BRIAN & KRISTEN LEIGH	1	205,000	0	22,550	2,314.00							
2022	2022-660030998	THOMAS, BRIAN & KRISTEN LEIGH	1	205,000	0	22,550	2,264.00							
2021	2021-660030998	THOMAS, BRIAN & KRISTEN LEIGH	1	154,594	0	17,005	1,496.00							
2020	2020-660030998	TUCKER, GARY &	1	152,040	0	16,724	1,481.00							
2019	2019-660030998	TUCKER, GARY &	1	147,405	1000	15,215	1,366.00							
2018	2018-660030998	TUCKER, GARY &	1	151,533	1000	14,903	1,330.00							
2017	2017-660030998	TUCKER, GARY &	1	150,229	1000	14,441	1,304.00							
2016	2016-660030998	TUCKER, GARY &	1	146,194	1000	13,990	1,244.00							
2015	2015-660030998	TUCKER, GARY &	1	142,684	1000	13,554	1,211.00							
2014	2014-660030998	TUCKER, GARY &	1	143,826	1000	13,131	1,188.00							
2013	2013-660030998	TUCKER, GARY &	1	136,533	1000	12,718	1,138.00							



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Lot Data		Square-Foot - NBHD 1193 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_006! 6/15/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1445							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	6,294.00 x 4.00 = 25,176							
Factor Value								
Adjustments	1.0000							
Lot Value	25,176							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood							
Base/Total Area	1,783 / 1,783							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,783							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	456 Attached Garage - Finished							
Remodel								
Year/Eff Age	1985 / 31							
Cost Approach		Manual : 01/2025						
Base Cost	98.93	Total Misc Impr	+ 5,677					
Roofing Adj	+ 4.37	Garage Cost	+ 16,056					
Subfloor Adj	+ -1.15	Total RCN	= 238,403					
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	- 97,745					
Plumbing Adj	+ 7.90	Lump Sums	+ 10,337					
Basement Adj	+ 0.00	RCNLD	= 150,995					
Adj Base Cost	= 121.52	Lot Value	+ 25,176					
Total Area	x 1,783	Indicated Value	= 176,171					
Adjusted Cost	= 216,670	Value Per SqFt	98.81					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	73401	6x4		24	24.19		581
WODO	Wood Deck - Open	177410	189		189	21.38		4,041
WODO	Wood Deck - Open	177627	392		392	16.06		6,296

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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	183,187 102.74 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	220,840 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	150,995		
Lot Value	25,176		
Indicated Value	176,171	98.81	Per SqFt
Agland Value			
Site Improvements	1,441		
Total Value	177,612	99.61	Total Value Per SqFt



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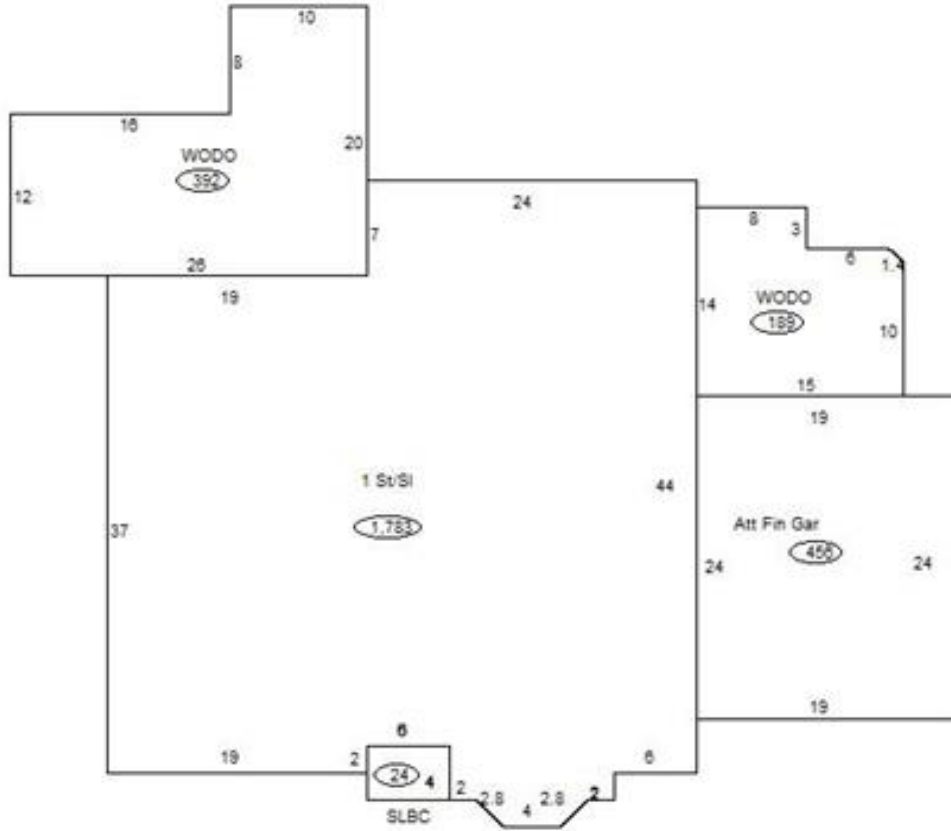
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Sketch Image

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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	1,783	1.000	1,783
2	G	5		13	Att Fin Gar	456	1.000	456
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	189	1.000	189
5	M	WODO		13	WODO	392	1.000	392
<b>Total Building Area</b>						<b>1,783</b>		<b>1,783</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,227
				1,441