



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 21:18:43  
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Assessment Data					Primary Image														
<b>Account</b> 660031002 <b>Parcel ID</b> 000000-00-0-20190-002-0011 <b>Cadastral ID</b> 36-20-14-01860 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 186874 WILLIAMS, JAMES G  1031 RIDGE LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01031 RIDGE LN <b>Subdivision</b> TOWN & COUNTRY VILLA <b>Lot/Block</b> 0011 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 14 / 5 <b>Neighborhood</b> 1193 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_007: 6/15/2021</p>														
<b>Legal Description</b> Lot/Long: 36.17254213 -95.76252976																			
LOT 11 BLOCK 2 TOWN & COUNTRY VILLA					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	849/727			61,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	33,412	21,078	11%	2,319	<b>Assessed</b>	13,603	1,450.90										
Year Frozen	0	<b>Improvements</b>	135,106	102,584		11,284	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-107.00										
TIF Project ID	0	<b>Total Value</b>	168,518	123,662		13,603	<b>Total Taxable</b>	12,603	1,344.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031002	WILLIAMS, JAMES G			1	155,080	1000	12,207	1,302.00										
2024	2024-660031002	WILLIAMS, JAMES G			1	156,365	1000	11,822	1,247.00										
2023	2023-660031002	WILLIAMS, JAMES G			1	113,170	1000	11,449	1,175.00										
2022	2022-660031002	WILLIAMS, JAMES G			1	115,906	1000	11,750	1,179.00										
2021	2021-660031002	WILLIAMS, JAMES G			1	112,652	1000	11,392	1,002.00										
2020	2020-660031002	WILLIAMS, JAMES G			1	110,869	1000	11,069	980.00										
2019	2019-660031002	WILLIAMS, JAMES G			1	106,525	1000	10,718	962.00										
2018	2018-660031002	WILLIAMS, JAMES G			1	110,310	1000	11,134	994.00										
2017	2017-660031002	WILLIAMS, JAMES G			1	109,419	1000	11,016	995.00										
2016	2016-660031002	WILLIAMS, JAMES G			1	106,657	1000	10,666	949.00										
2015	2015-660031002	WILLIAMS, JAMES G			1	104,642	1000	10,327	923.00										
2014	2014-660031002	WILLIAMS, JAMES G			1	105,441	1000	9,997	904.00										
2013	2013-660031002	WILLIAMS, JAMES G			1	102,001	1000	9,676	866.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1918 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,353.00 x 4.00 = 33,412 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 33,412		

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Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,172 / 1,412
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,172
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	166,038	117.59	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	131,820		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.19	<b>Total Misc Impr</b>	+ 6,062				
<b>Roofing Adj</b>	+ 3.97	<b>Garage Cost</b>	+ 15,646				
<b>Subfloor Adj</b>	+ -1.02	<b>Total RCN</b>	= 189,948				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 64,582				
<b>Plumbing Adj</b>	+ 12.54	<b>Lump Sums</b>	+ 9,740				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 135,106				
<b>Adj Base Cost</b>	= 119.15	<b>Lot Value</b>	+ 33,412				
<b>Total Area</b>	x 1,412	<b>Indicated Value</b>	= 168,518				
<b>Adjusted Cost</b>	= 168,240	<b>Value Per SqFt</b>	119.35				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	135,106		
<b>Lot Value</b>	33,412		
<b>Indicated Value</b>	168,518	119.35	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	168,518	119.35	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	73408	10x4		40	24.14		966
WODO	Wood Deck - Open	73409	608		608	16.02		9,740

