



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:18:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031007 Parcel ID 000000-00-0-20190-002-0016 Cadastral ID 36-20-14-01910 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 257070 PASS, WADDY A & TERI A 19263 COUNTRY LN CATOOSA OK 74015-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_010 6/16/2021</p>																																																																																																																				
Parcel Location Situs 19263 COUNTRY LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0016 / 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: 36.17194012 -95.76299438 LOT 16 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 <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>927/846</td> <td>SINOR, A LAWRENCE</td> <td>09/03/1993</td> <td>65,100</td> <td>No</td> </tr> <tr> <td>923/138</td> <td>SINOR, PHILLIP CHARLES &</td> <td>07/27/1993</td> <td>2,500</td> <td>No</td> </tr> <tr> <td>866/321</td> <td> </td> <td> </td> <td>63,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	927/846	SINOR, A LAWRENCE	09/03/1993	65,100	No	923/138	SINOR, PHILLIP CHARLES &	07/27/1993	2,500	No	866/321			63,000	No																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
927/846	SINOR, A LAWRENCE	09/03/1993	65,100	No																																																																																																																					
923/138	SINOR, PHILLIP CHARLES &	07/27/1993	2,500	No																																																																																																																					
866/321			63,000	No																																																																																																																					
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 26,756</td> <td>23,606</td> <td>11%</td> <td>2,597</td> <td>Assessed</td> <td>13,627</td> <td>1,453.46</td> </tr> <tr> <td>Year Frozen</td> <td>2018</td> <td>Improvements 113,661</td> <td>100,277</td> <td> </td> <td>11,030</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>-106.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 140,417</td> <td>123,883</td> <td> </td> <td>13,627</td> <td>Total Taxable</td> <td>12,627</td> <td>1,347.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 26,756	23,606	11%	2,597	Assessed	13,627	1,453.46	Year Frozen	2018	Improvements 113,661	100,277		11,030	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-106.00	TIF Project ID	0	Total Value 140,417	123,883		13,627	Total Taxable	12,627	1,347.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																																																																																	
Remove Cap	0	Land Value 26,756	23,606	11%	2,597	Assessed	13,627	1,453.46																																																																																																																	
Year Frozen	2018	Improvements 113,661	100,277		11,030	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-106.00																																																																																																																	
TIF Project ID	0	Total Value 140,417	123,883		13,627	Total Taxable	12,627	1,347.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>140,600</td><td>1000</td><td>12,627</td><td>1,347.00</td></tr> <tr><td>2024</td><td>2024-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>155,081</td><td>1000</td><td>12,627</td><td>1,332.00</td></tr> <tr><td>2023</td><td>2023-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>128,504</td><td>1000</td><td>12,627</td><td>1,296.00</td></tr> <tr><td>2022</td><td>2022-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>126,769</td><td>1000</td><td>12,627</td><td>1,267.00</td></tr> <tr><td>2021</td><td>2021-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>132,308</td><td>1000</td><td>12,627</td><td>1,111.00</td></tr> <tr><td>2020</td><td>2020-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>130,164</td><td>1000</td><td>12,627</td><td>1,118.00</td></tr> <tr><td>2019</td><td>2019-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>126,375</td><td>1000</td><td>12,627</td><td>1,134.00</td></tr> <tr><td>2018</td><td>2018-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>131,709</td><td>1000</td><td>12,627</td><td>1,127.00</td></tr> <tr><td>2017</td><td>2017-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>130,609</td><td>1000</td><td>12,231</td><td>1,104.00</td></tr> <tr><td>2016</td><td>2016-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>127,229</td><td>1000</td><td>11,845</td><td>1,053.00</td></tr> <tr><td>2015</td><td>2015-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>125,543</td><td>1000</td><td>11,471</td><td>1,025.00</td></tr> <tr><td>2014</td><td>2014-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>127,787</td><td>1000</td><td>11,108</td><td>1,005.00</td></tr> <tr><td>2013</td><td>2013-660031007</td><td>PASS, WADDY A &</td><td>1</td><td>120,576</td><td>1000</td><td>10,755</td><td>963.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660031007	PASS, WADDY A &	1	140,600	1000	12,627	1,347.00	2024	2024-660031007	PASS, WADDY A &	1	155,081	1000	12,627	1,332.00	2023	2023-660031007	PASS, WADDY A &	1	128,504	1000	12,627	1,296.00	2022	2022-660031007	PASS, WADDY A &	1	126,769	1000	12,627	1,267.00	2021	2021-660031007	PASS, WADDY A &	1	132,308	1000	12,627	1,111.00	2020	2020-660031007	PASS, WADDY A &	1	130,164	1000	12,627	1,118.00	2019	2019-660031007	PASS, WADDY A &	1	126,375	1000	12,627	1,134.00	2018	2018-660031007	PASS, WADDY A &	1	131,709	1000	12,627	1,127.00	2017	2017-660031007	PASS, WADDY A &	1	130,609	1000	12,231	1,104.00	2016	2016-660031007	PASS, WADDY A &	1	127,229	1000	11,845	1,053.00	2015	2015-660031007	PASS, WADDY A &	1	125,543	1000	11,471	1,025.00	2014	2014-660031007	PASS, WADDY A &	1	127,787	1000	11,108	1,005.00	2013	2013-660031007	PASS, WADDY A &	1	120,576	1000	10,755	963.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660031007	PASS, WADDY A &	1	140,600	1000	12,627	1,347.00																																																																																																																		
2024	2024-660031007	PASS, WADDY A &	1	155,081	1000	12,627	1,332.00																																																																																																																		
2023	2023-660031007	PASS, WADDY A &	1	128,504	1000	12,627	1,296.00																																																																																																																		
2022	2022-660031007	PASS, WADDY A &	1	126,769	1000	12,627	1,267.00																																																																																																																		
2021	2021-660031007	PASS, WADDY A &	1	132,308	1000	12,627	1,111.00																																																																																																																		
2020	2020-660031007	PASS, WADDY A &	1	130,164	1000	12,627	1,118.00																																																																																																																		
2019	2019-660031007	PASS, WADDY A &	1	126,375	1000	12,627	1,134.00																																																																																																																		
2018	2018-660031007	PASS, WADDY A &	1	131,709	1000	12,627	1,127.00																																																																																																																		
2017	2017-660031007	PASS, WADDY A &	1	130,609	1000	12,231	1,104.00																																																																																																																		
2016	2016-660031007	PASS, WADDY A &	1	127,229	1000	11,845	1,053.00																																																																																																																		
2015	2015-660031007	PASS, WADDY A &	1	125,543	1000	11,471	1,025.00																																																																																																																		
2014	2014-660031007	PASS, WADDY A &	1	127,787	1000	11,108	1,005.00																																																																																																																		
2013	2013-660031007	PASS, WADDY A &	1	120,576	1000	10,755	963.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:18:49
Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1536	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,689.00 x 4.00 = 26,756	
Factor Value		
Adjustments	1.0000	
Lot Value	26,756	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	584 / 1,504
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_010 6/16/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,350	113.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	188,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,661		
Lot Value	26,756		
Indicated Value	140,417	93.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	140,417	93.36	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.12	Total Misc Impr	+	11,092			
Roofing Adj	+ 2.10	Garage Cost	+	14,160			
Subfloor Adj	+ 0.55	Total RCN	=	185,578			
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	76,087			
Plumbing Adj	+ 9.36	Lump Sums	+	4,170			
Basement Adj	+ 0.00	RCNLD	=	113,661			
Adj Base Cost	= 106.60	Lot Value	+	26,756			
Total Area	x 1,504	Indicated Value	=	140,417			
Adjusted Cost	= 160,326	Value Per SqFt		93.36			

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
PATC	Patio - Covered	73431		36	36	19.00		684
PATO	Patio - Open	73432		84	84	10.86		912
WODO	Wood Deck - Open	73434	20x10		200	20.85		4,170
EPKS	Enclosed Porch - Kneewall Screen	151543		168	168	26.19		4,400



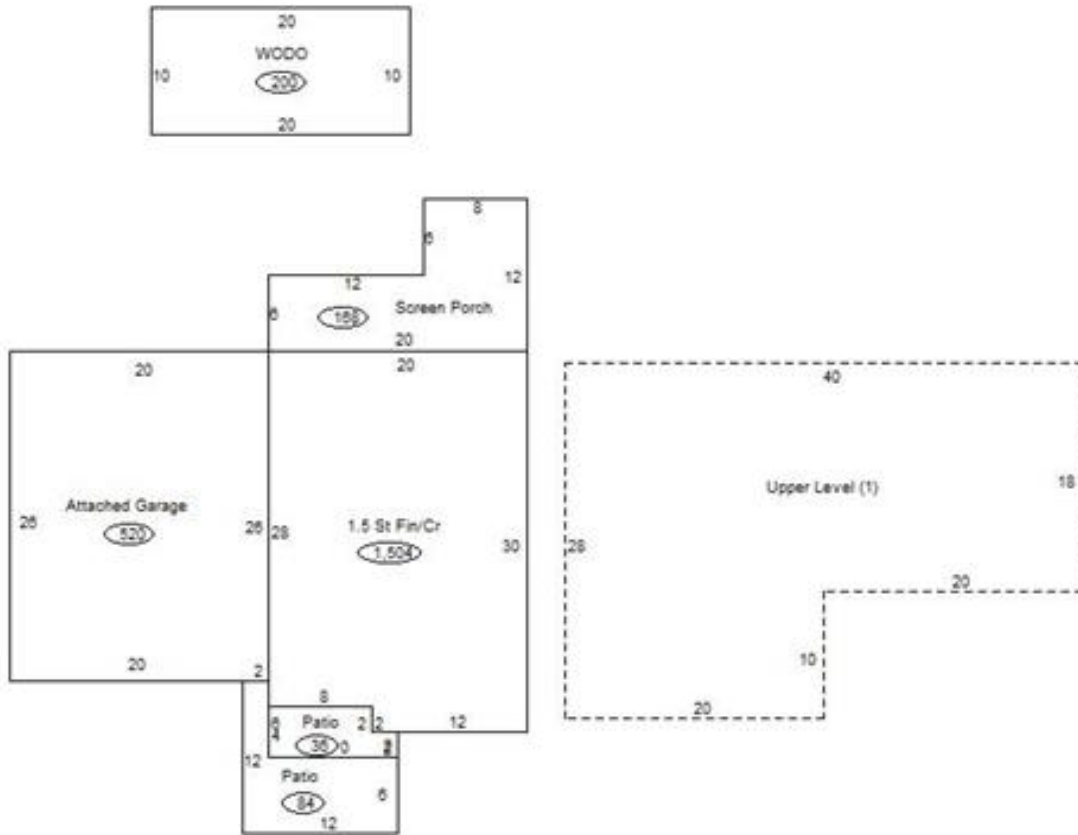
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:18:49
 Page 3

Sketch Image

660031007



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	584	2.575	1,504
2	G	1		13	Attached Garage	520	1.000	520
3	M	PATC		13	Patio	36	1.000	36
4	M	PATO		13	Patio	84	1.000	84
5	U	^UL		13	Upper Level (1)	920	1.000	920
6	M	WODO		13	WODO	200	1.000	200
7	M	EPKS		13	Screen Porch	168	1.000	168
Total Building Area						584		1,504