



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:18:50  
Page 1

Assessment Data					Primary Image																													
<b>Account</b> 660031008 <b>Parcel ID</b> 000000-00-0-20190-002-0017 <b>Cadastral ID</b> 36-20-14-01920 <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> 263092 AVEN, CARL C III &  MAXINE 19260 COUNTRY LN CATOOSA OK 74015-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_0101 6/16/2021</p>																													
<b>Parcel Location</b> <b>Situs</b> 19260 COUNTRY LN <b>Subdivision</b> TOWN & COUNTRY VILLA <b>Lot/Block</b> 0017 / 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																																		
<b>Legal Description</b> Lat/Long: 36.17176991 -95.76308566					<b>Building Permits</b>																													
LOT 17 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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>																													
<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	2187/344	CARL AVEN MINISTRIES INC	08/08/2011	0	4																									
					1577/550	AVEN, CARL C III &	03/30/2004	0	4																									
					1564/172	CARL AVEN MINISTRIES INC	02/17/2004	0	4																									
					1262/593	AVEN, CARL C &	12/21/2000	0	No																									
					1024/120	DAVIS, MIRON V &	04/22/1996	75,000	No																									
					801/73			44,000	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	2001	<b>Land Value</b>	31,536	21,137	11%	2,325	<b>Assessed</b>	16,259	1,734.18																									
Year Frozen	0	<b>Improvements</b>	133,005	126,677		13,934	<b>Penalty</b>	0																										
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-106.00																									
TIF Project ID	0	<b>Total Value</b>	164,541	147,814		16,259	<b>Total Taxable</b>	15,259	1,628.00																									
<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	2025-660031008	AVEN, CARL C III &			1	163,471	1000	14,786	1,577.00																									
2024	2024-660031008	AVEN, CARL C III &			1	180,483	1000	14,327	1,511.00																									
2023	2023-660031008	AVEN, CARL C III &			1	135,272	1000	13,880	1,425.00																									
2022	2022-660031008	AVEN, CARL C III &			1	133,589	1000	13,695	1,375.00																									
2021	2021-660031008	AVEN, CARL C III &			1	133,072	1000	13,638	1,200.00																									
2020	2020-660031008	AVEN, CARL C III &			1	130,924	1000	13,237	1,172.00																									
2019	2019-660031008	AVEN, CARL C III &			1	125,656	1000	12,822	1,151.00																									
2018	2018-660031008	AVEN, CARL C III &			1	130,599	1000	13,366	1,193.00																									
2017	2017-660031008	AVEN, CARL C III &			1	129,493	1000	13,244	1,196.00																									
2016	2016-660031008	AVEN, CARL C III &			1	126,170	1000	12,879	1,145.00																									
2015	2015-660031008	AVEN, CARL C III &			1	123,513	1000	12,586	1,125.00																									
2014	2014-660031008	AVEN, CARL C III &			1	124,513	1000	12,204	1,104.00																									
2013	2013-660031008	AVEN, CARL C III &			1	117,292	1000	11,819	1,058.00																									



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Date 04/16/2026  
 Time 21:18:51  
 Page 2

Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.181		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,884.00 x 4.00 = 31,536		
Factor Value			
Adjustments	1.0000		
Lot Value	31,536		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,302 / 1,302
Style	100% One Story
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	534 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	167,691	128.79	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	2		
Indicated Value	172,970		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.11	Total Misc Impr	+ 7,501
Roofing Adj	+ 4.56	Garage Cost	+ 18,108
Subfloor Adj	+ 1.16	Total RCN	= 201,522
Heat/Cool Adj	+ 11.47	Depreciation ( 34%)	- 68,517
Plumbing Adj	+ 10.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 133,005
Adj Base Cost	= 135.11	Lot Value	+ 31,536
Total Area	x 1,302	Indicated Value	= 164,541
Adjusted Cost	= 175,913	Value Per SqFt	126.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,005		
Lot Value	31,536		
Indicated Value	164,541	126.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	164,541	126.38	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	73437		24	24	24.19		581
PATC	Patio - Covered	73438	12x8		96	19.00		1,824



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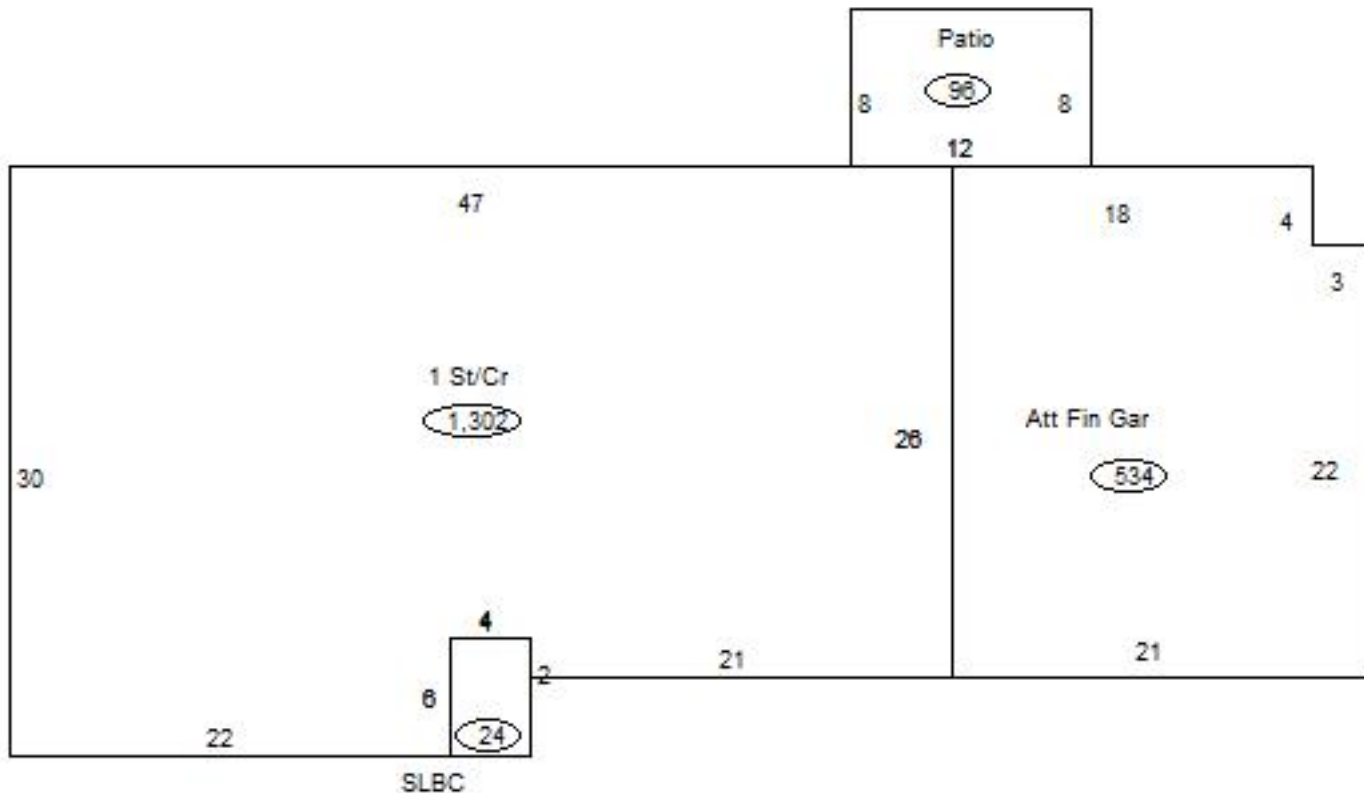
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Date 04/16/2026  
Time 21:18:51  
Page 3

### Sketch Image

660031008



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,302	1.000	1,302
2	G	5		13	Att Fin Gar	534	1.000	534
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATC		13	Patio	96	1.000	96
<b>Total Building Area</b>						1,302		1,302