




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:52
Page 1

Assessment Data					Primary Image																																																	
Account 660031014 Parcel ID 000000-00-0-20200-001-0003 Cadastral ID 36-20-14-01980 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 316524 FITZGERALD, DANA 1390 S OAK RD CATOOSA OK 74015-2215 Parcel Location Situs 01390 S OAK RD Subdivision WOODCREST ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-22\IMG_000! 6/22/2021</p>																																																	
Legal Description Lat/Long: 36.17567784 -95.77481717																																																						
LOT 3 BLOCK 1 WOODCREST ESTATES					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2504/693	CAMPBELL, MICAH N &	10/02/2015	198,000	WG																																													
					2333/318	CONKLIN, W JEFFREY &	06/04/2013	185,000	WB																																													
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>2016</td> <td>Land Value</td> <td>53,950</td> <td>45,964</td> <td>11%</td> <td>5,056</td> <td>Assessed</td> <td>24,693 2,633.76</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>180,821</td> <td>178,522</td> <td> </td> <td>19,637</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>234,771</td> <td>224,486</td> <td> </td> <td>24,693</td> <td>Total Taxable</td> <td>24,693 2,634.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2016	Land Value	53,950	45,964	11%	5,056	Assessed	24,693 2,633.76	Year Frozen	0	Improvements	180,821	178,522		19,637	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	234,771	224,486		24,693	Total Taxable	24,693 2,634.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031014	FITZGERALD, DANA	1	230,476	0	23,518	2,508.00																																															
2024	2024-660031014	FITZGERALD, DANA	1	254,328	0	22,398	2,363.00																																															
2023	2023-660031014	FITZGERALD, DANA	1	193,921	0	21,332	2,189.00																																															
2022	2022-660031014	FITZGERALD, DANA	1	190,882	0	20,998	2,108.00																																															
2021	2021-660031014	FITZGERALD, DANA	1	198,406	0	21,825	1,920.00																																															
2020	2020-660031014	FITZGERALD, DANA	1	191,045	0	20,974	1,858.00																																															
2019	2019-660031014	FITZGERALD, DANA	1	181,595	0	19,975	1,794.00																																															
2018	2018-660031014	FITZGERALD, DANA	1	180,850	0	19,894	1,776.00																																															
2017	2017-660031014	FITZGERALD, DANA	1	179,074	0	19,699	1,779.00																																															
2016	2016-660031014	FITZGERALD, DANA	1	174,573	0	19,204	1,708.00																																															
2015	2015-660031014	CAMPBELL, MICAH N &	1	164,878	0	18,137	1,621.00																																															
2014	2014-660031014	CAMPBELL, MICAH N &	1	169,811	0	18,679	1,690.00																																															
2013	2013-660031014	CAMPBELL, MICAH N &	1	162,392	1000	15,618	1,398.00																																															



Rogers

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Date 04/16/2026
Time 22:29:53
Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3821	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,643.00 x 3.24 = 53,950	
Factor Value		
Adjustments	1.0000	
Lot Value	53,950	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,982 / 1,982
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,982
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,611	117.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	260,920		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,322		
Lot Value	53,950		
Indicated Value	226,272	114.16	Per SqFt
Agland Value			
Site Improvements	8,499		
Total Value	234,771	118.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.26	Total Misc Impr	+	10,031			
Roofing Adj	+ 4.71	Garage Cost	+	22,280			
Subfloor Adj	+ -2.20	Total RCN	=	302,319			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	129,997			
Plumbing Adj	+ 7.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	172,322			
Adj Base Cost	= 136.23	Lot Value	+	53,950			
Total Area	x 1,982	Indicated Value	=	226,272			
Adjusted Cost	= 270,008	Value Per SqFt		114.16			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73460	8x5		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	73461	14x9		126	26.54		3,344



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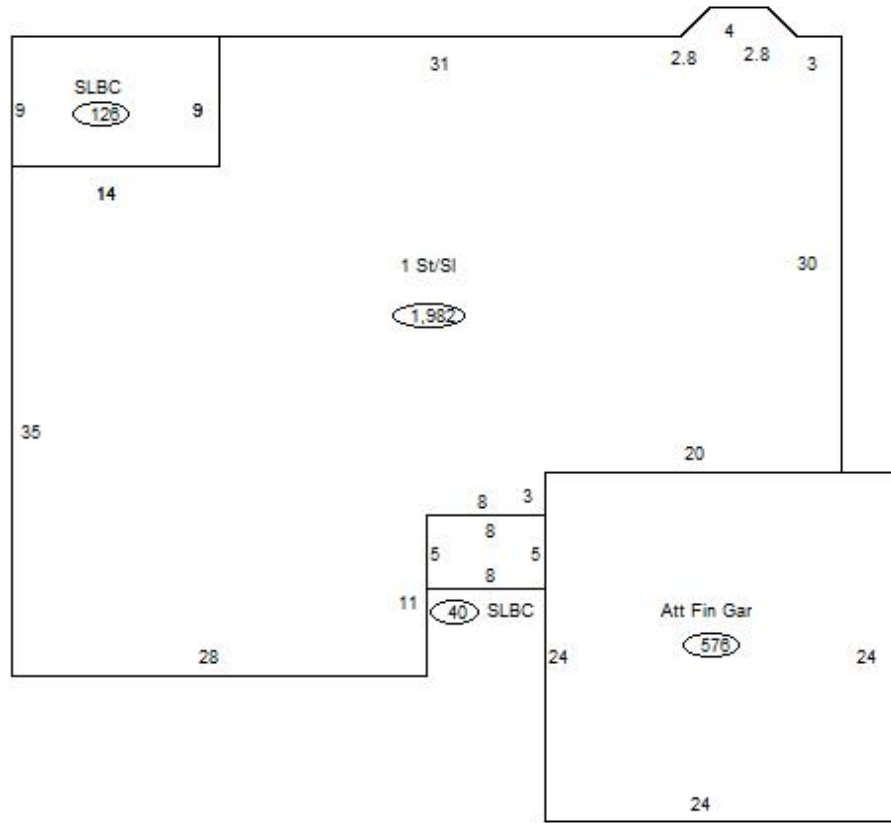
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Date 04/16/2026
 Time 22:29:53
 Page 3

Sketch Image

660031014



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,982	1.000	1,982
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	126	1.000	126
Total Building Area						1,982		1,982



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Date 04/16/2026
Time 22:29:53
Page 4

660031014

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x8	Plank	Composition Shingle	48
	Qual	3	Cond 2	Year 2010	Eff Age 16	
Valuation Summary			Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (36.45 x 48)	1,750		1,750	910	840
	SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80
	Qual	2	Cond 2	Year 2010	Eff Age 16	
Valuation Summary			Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (25.80 x 80)	2,064		2,064	1,073	991
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		600
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (50.30 x 600)	30,180		30,180	24,144	6,036
	PACN	Paving - Concrete	0x0x0	Concrete		650
	Qual	3	Cond 3	Year	Eff Age 1013	
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.86 x 650)	3,159		3,159	2,527	632