



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	660031019													
Parcel ID	000000-00-0-20200-001-0007													
Cadastral ID	36-20-14-02020													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	186434													
RUHMANN, ROGER D &														
TAMARA L														
PO BOX 842														
CATOOSA OK 74015-0842														
Parcel Location														
Situs	01318 S OAK RD													
Subdivision	WOODCREST ESTATES													
Lot/Block	0007 / 0001	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: 36.17480501 -95.77413259														
LOT 7 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	42,138	42,138	11%	4,635	Assessed	27,836	2,968.99					
Year Frozen	0	Improvements	213,334	210,918		23,201	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	255,472	253,056		27,836	Total Taxable	26,836	2,862.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031019	RUHMANN, ROGER D &	1	249,749	1000	26,025	2,776.00							
2024	2024-660031019	RUHMANN, ROGER D &	1	249,984	1000	25,238	2,662.00							
2023	2023-660031019	RUHMANN, ROGER D &	1	231,584	1000	24,474	2,512.00							
2022	2022-660031019	RUHMANN, ROGER D &	1	231,675	1000	24,484	2,458.00							
2021	2021-660031019	RUHMANN, ROGER D &	1	234,755	1000	23,784	2,093.00							
2020	2020-660031019	RUHMANN, ROGER D &	1	228,431	1000	23,063	2,043.00							
2019	2019-660031019	RUHMANN, ROGER D &	1	216,750	1000	22,362	2,008.00							
2018	2018-660031019	RUHMANN, ROGER D &	1	220,799	1000	21,682	1,935.00							
2017	2017-660031019	RUHMANN, ROGER D &	1	218,803	1000	21,021	1,898.00							
2016	2016-660031019	RUHMANN, ROGER D &	1	212,765	1000	20,380	1,813.00							
2015	2015-660031019	RUHMANN, ROGER D &	1	206,405	1000	19,757	1,766.00							
2014	2014-660031019	RUHMANN, ROGER D &	1	211,848	1000	19,152	1,732.00							
2013	2013-660031019	RUHMANN, ROGER D &	1	200,361	1000	18,565	1,662.00							



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2529		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,018.00 x 3.82 = 42,138		
Factor Value			
Adjustments	1.0000		
Lot Value	42,138		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-22\IMG_001: 6/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,526 / 2,478
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	1,526 Total
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	255,930	103.28	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	278,930 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.01	Total Misc Impr	+ 17,307
Roofing Adj	+ 3.05	Garage Cost	+ 19,330
Subfloor Adj	+ 0.00	Total RCN	= 355,556
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 142,222
Plumbing Adj	+ 7.88	Lump Sums	+ 0
Basement Adj	+ 13.12	RCNLD	= 213,334
Adj Base Cost	= 128.70	Lot Value	+ 42,138
Total Area	x 2,478	Indicated Value	= 255,472
Adjusted Cost	= 318,919	Value Per SqFt	103.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,334		
Lot Value	42,138		
Indicated Value	255,472	103.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,472	103.10	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	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73471	7x4		28	26.84		752
PATO	SLAB PORCH - OPEN	73472	22x12		264	9.48		2,503
PATO	Patio - Open	177521	20x16		320	8.82		2,822



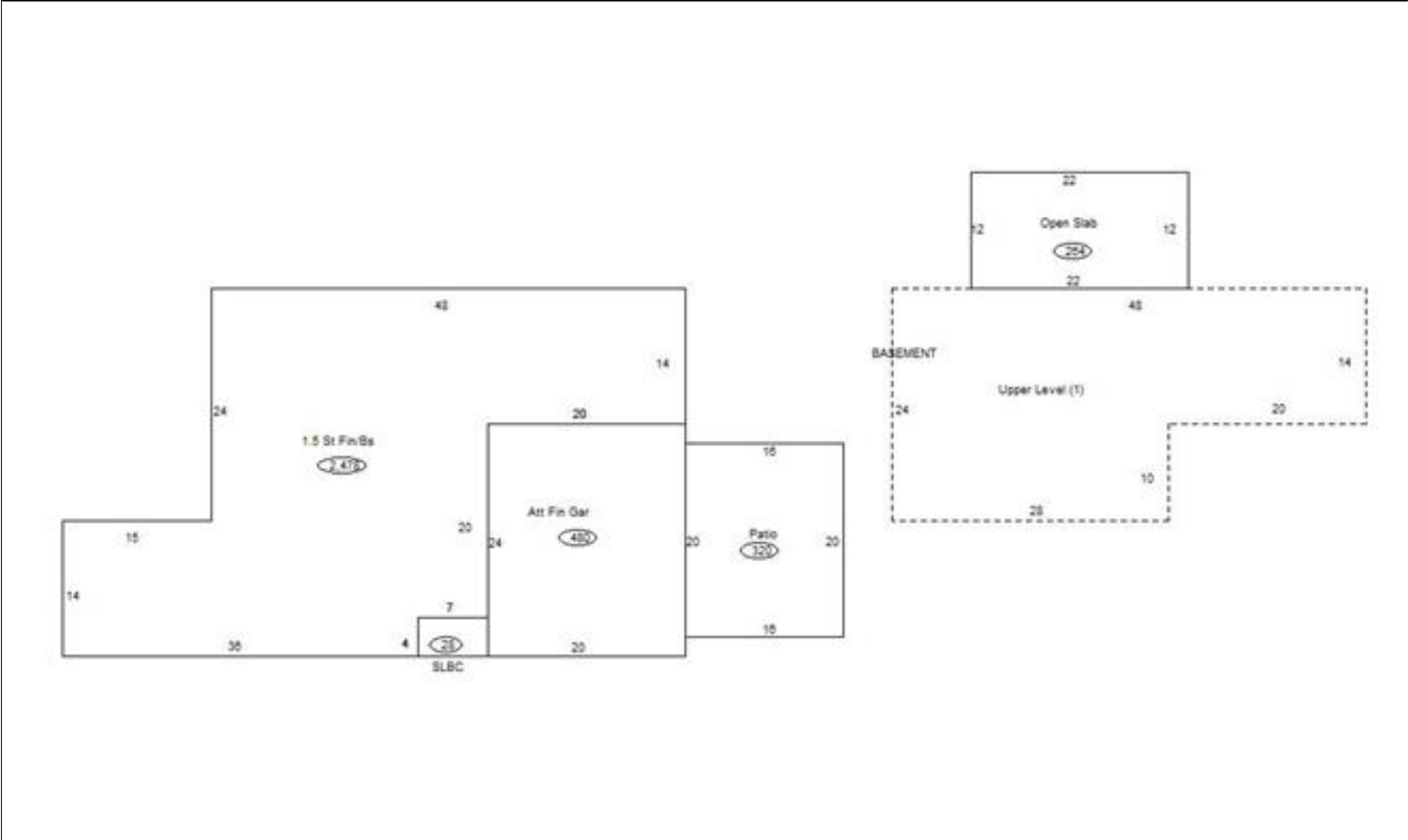
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,526	1.624	2,478
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PATO		13	Open Slab	264	1.000	264
5	U	^UL		13	Upper Level (1)	952	1.000	952
6	N	0		13	BASEMENT		0.000	
7	M	PATO		13	Patio	320	1.000	320
Total Building Area						1,526		2,478