




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 660031022 Parcel ID 000000-00-0-20200-001-0010 Cadastral ID 36-20-14-02050 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 274322 SHIPP, STARLET D 1280 OAK RD CATOOSA OK 74015-0000 Parcel Location Situs 01280 S OAK RD Subdivision WOODCREST ESTATES Lot/Block 0010 / 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_003 6/22/2021</p>																																																	
Legal Description Lat/Long: 36.17430143 -95.77356373																																																						
LOT 10 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	Yes	1,000	1,000	1230/562	HATCHER, EUGENE W &	04/21/2000	123,500	Yes																																													
					892/604	HARTMAN, JIMMY S &	08/21/1992	87,500	Yes																																													
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>2001</td> <td>Land Value 41,145</td> <td>23,730</td> <td>11%</td> <td>2,610</td> <td>Assessed</td> <td>17,501</td> <td>1,866.66</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 175,181</td> <td>135,371</td> <td> </td> <td>14,891</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>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 216,326</td> <td>159,101</td> <td> </td> <td>17,501</td> <td>Total Taxable</td> <td>16,501</td> <td>1,760.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2001	Land Value 41,145	23,730	11%	2,610	Assessed	17,501	1,866.66	Year Frozen	0	Improvements 175,181	135,371		14,891	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 216,326	159,101		17,501	Total Taxable	16,501	1,760.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031022	SHIPP, STARLET D	1	208,220	1000	15,991	1,706.00																																															
2024	2024-660031022	SHIPP, STARLET D	1	212,585	1000	15,496	1,635.00																																															
2023	2023-660031022	SHIPP, STARLET D	1	145,600	1000	15,017	1,541.00																																															
2022	2022-660031022	SHIPP, STARLET D	1	143,382	1000	14,773	1,483.00																																															
2021	2021-660031022	SHIPP, STARLET D	1	150,269	1000	15,142	1,332.00																																															
2020	2020-660031022	SHIPP, STARLET D	1	144,040	1000	14,672	1,299.00																																															
2019	2019-660031022	SHIPP, STARLET D	1	138,328	1000	14,216	1,277.00																																															
2018	2018-660031022	SHIPP, STARLET D	1	142,572	1000	14,683	1,311.00																																															
2017	2017-660031022	SHIPP, STARLET D	1	141,279	1000	14,541	1,313.00																																															
2016	2016-660031022	SHIPP, STARLET D	1	148,050	1000	14,744	1,311.00																																															
2015	2015-660031022	SHIPP, STARLET D	1	144,712	1000	14,285	1,277.00																																															
2014	2014-660031022	SHIPP, STARLET D	1	145,949	1000	13,840	1,252.00																																															
2013	2013-660031022	SHIPP, STARLET D	1	138,197	1000	13,408	1,200.00																																															



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2421	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,545.00 x 3.90 = 41,145	
Factor Value		
Adjustments	1.0000	
Lot Value	41,145	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,192 / 2,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,192
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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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	236,326	107.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	233,200 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.36	Total Misc Impr	+	6,581	
Roofing Adj	+ 4.54	Garage Cost	+	16,658	
Subfloor Adj	+ -2.43	Total RCN	=	284,482	
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	119,482	
Plumbing Adj	+ 7.07	Lump Sums	+	10,181	
Basement Adj	+ 0.00	RCNLD	=	175,181	
Adj Base Cost	= 119.18	Lot Value	+	41,145	
Total Area	x 2,192	Indicated Value	=	216,326	
Adjusted Cost	= 261,243	Value Per SqFt		98.69	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,181		
Lot Value	41,145		
Indicated Value	216,326	98.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,326	98.69	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
PRCH	SLAB PORCH - COVERED	73489	12x3		36	26.82		966
WODO	Wood Deck - Open	73490	601		601	16.94		10,181



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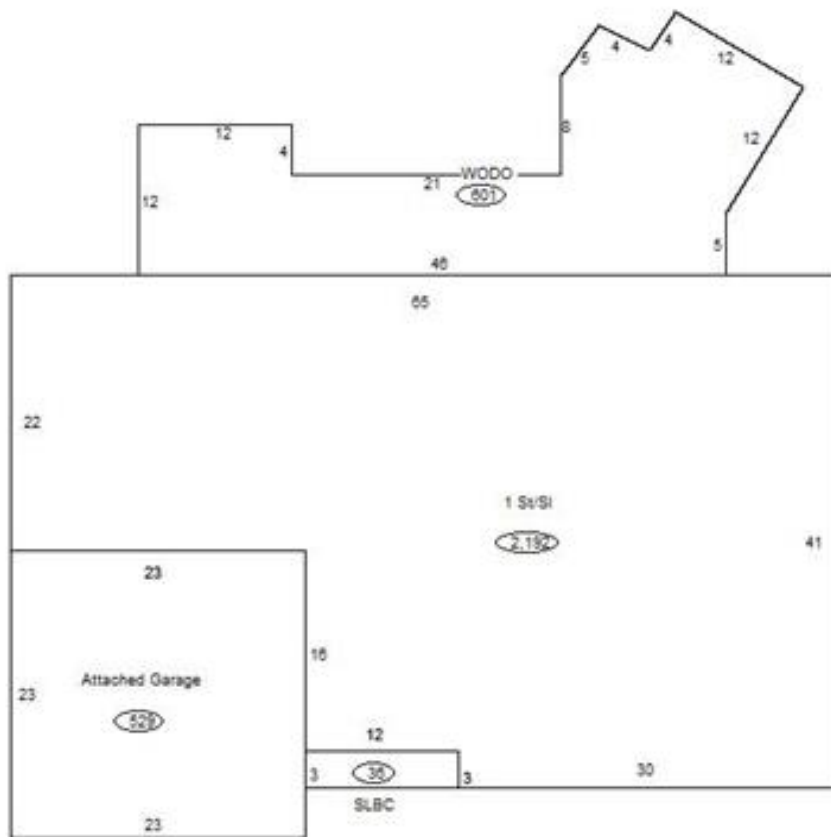
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Sketch Image

660031022



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,192	1.000	2,192
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	36	1.000	36
4	M	WODO		13	WODO	601	1.000	601
Total Building Area						2,192		2,192