



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:30:04
 Page 1

Assessment Data					Primary Image														
Account 660031031 Parcel ID 000000-00-0-20200-001-0019 Cadastral ID 36-20-14-02140 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 187194 LESTER, ANGELA 1283 SLEEPY HOLLOW CATOOSA OK 74015-2235 Parcel Location Situs 01283 SLEEPY HOLW Subdivision WOODCREST ESTATES Lot/Block 0019 / 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_005 6/22/2021</p>														
Legal Description Lat/Long: 36.17425886 -95.77421144																			
LOT 19 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	829/82				0 No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax											
Remove Cap	0	Land Value	43,110	34,397	11%	3,784	Assessed	16,741	1,785.60										
Year Frozen	2023	Improvements	147,627	117,789		12,957	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0	Total Value	190,737	152,186		16,741	Total Taxable	15,741	1,679.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660031031	LESTER, ANGELA	1	185,976	1000	15,740	1,679.00												
2024	2024-660031031	LESTER, ANGELA	1	193,933	1000	15,740	1,660.00												
2023	2023-660031031	LESTER, ANGELA	1	152,186	1000	15,740	1,615.00												
2022	2022-660031031	LESTER, ANGELA	1	150,427	1000	15,547	1,561.00												
2021	2021-660031031	LESTER, ANGELA	1	153,368	1000	15,364	1,352.00												
2020	2020-660031031	LESTER, ANGELA	1	146,007	1000	14,887	1,319.00												
2019	2019-660031031	LESTER, ANGELA	1	140,221	1000	14,424	1,295.00												
2018	2018-660031031	LESTER, ANGELA	1	140,398	1000	14,377	1,283.00												
2017	2017-660031031	LESTER, ANGELA	1	139,176	0	14,929	1,348.00												
2016	2016-660031031	LESTER, ANGELA	1	135,498	0	14,218	1,265.00												
2015	2015-660031031	LESTER, ANGELA	1	134,279	0	13,542	1,210.00												
2014	2014-660031031	LESTER, ANGELA	1	136,708	0	12,896	1,167.00												
2013	2013-660031031	LESTER, ANGELA	1	128,448	0	12,283	1,099.00												



Rogers

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Date 04/16/2026
 Time 22:30:04
 Page 2

Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2636		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,481.00 x 3.75 = 43,110		
Factor Value			
Adjustments	1.0000		
Lot Value	43,110		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	807 / 1,614
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	807
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 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	200,199	124.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	203,910 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.62	Total Misc Impr	+ 2,399				
Roofing Adj	+ 2.88	Garage Cost	+ 18,817				
Subfloor Adj	+ -1.34	Total RCN	= 206,648				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 64,061				
Plumbing Adj	+ 12.09	Lump Sums	+ 5,040				
Basement Adj	+ 0.00	RCNLD	= 147,627				
Adj Base Cost	= 114.89	Lot Value	+ 43,110				
Total Area	x 1,614	Indicated Value	= 190,737				
Adjusted Cost	= 185,432	Value Per SqFt	118.18				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,627		
Lot Value	43,110		
Indicated Value	190,737	118.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,737	118.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	73524	15x6		90	26.65		2,399
WODO	Wood Deck - Open	73526	280		280	18.00		5,040



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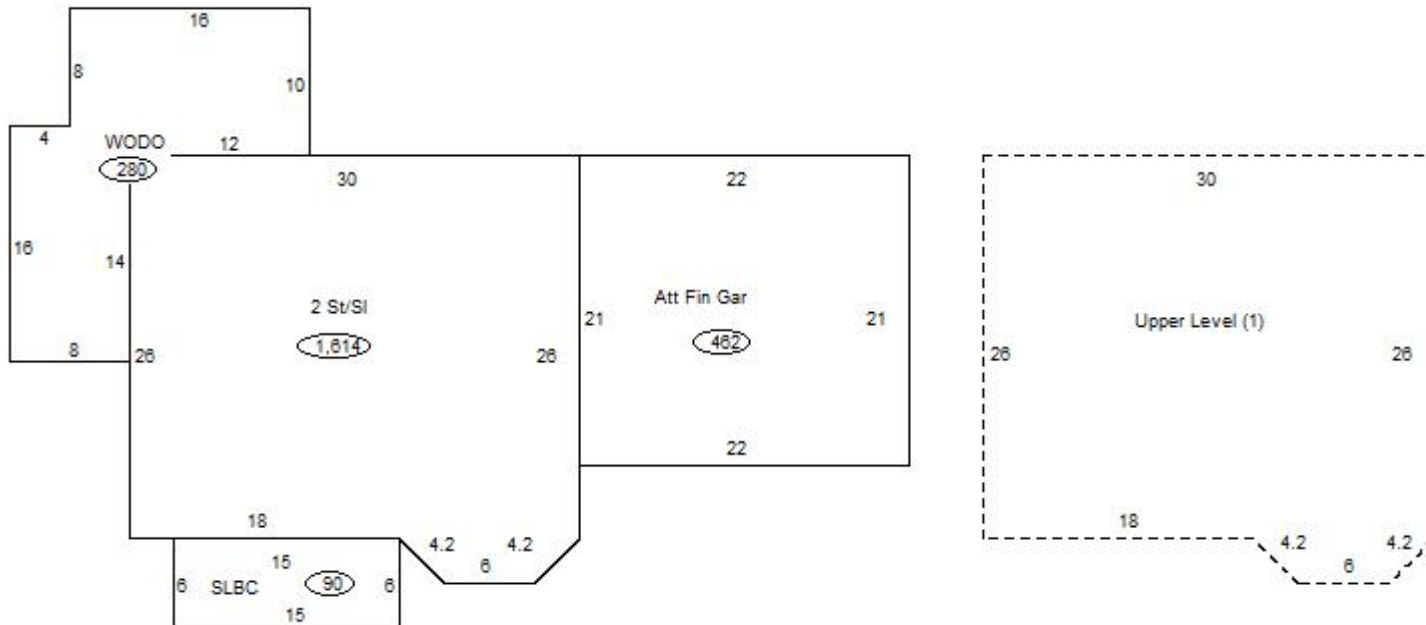
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Date 04/16/2026
 Time 22:30:04
 Page 3

Sketch Image

660031031



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	807	2.000	1,614
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	90	1.000	90
4	U	^UL		13	Upper Level (1)	807	1.000	807
5	M	WODO		13	WODO	280	1.000	280
Total Building Area						807		1,614



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Time 22:30:04
Page 4

660031031

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	4x4x6			16
	Qual	2	Cond	2	Year	0
				Eff Age	2026	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 100% Func)	RCNLD
Base Cost (31.98 x 16)	512		512	512