




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 660031042 Parcel ID 000000-00-0-20200-002-0004 Cadastral ID 36-20-14-02250 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 343949 GARNER, LACEY LEIGH-ANNE 1371 OAK RD CATOOSA OK 74015-2216 Parcel Location Situs 01371 S OAK RD Subdivision WOODCREST ESTATES Lot/Block 0004 / 0002 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\2021-6-23\IMG_001 6/23/2021</p>														
Legal Description Lat/Long: 36.17548967 -95.77390755																			
LOT 4 BLOCK 2 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	/	VEJRASKA, RACHAEL	03/19/2024	240,000	YES										
					/	AVILA, VENUS &	10/24/2018	155,000	YES										
					2680/506	NATIONSTAR MORTGAGE LLC	10/04/2017	70,500	3										
					2661/93	HUGHES, RONALD D	09/06/2017	0	10										
					2092/412	HARRIS, DOUGLAS R	03/18/2010	127,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2025		Land Value 91,161	91,161	11%	10,028	Assessed	27,192	2,900.30										
Year Frozen	0		Improvements 161,118	156,039		17,164	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		Total Value 252,279	247,200		27,192	Total Taxable	26,192	2,794.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031042	GARNER, LACEY LEIGH-ANNE			1	240,000	1000	25,400	2,709.00										
2024	2024-660031042	GARNER, LACEY LEIGH-ANNE			1	210,899	0	22,495	2,373.00										
2023	2023-660031042	VEJRASKA, RACHAEL			1	194,764	0	21,424	2,199.00										
2022	2022-660031042	VEJRASKA, RACHAEL			1	196,741	0	20,846	2,093.00										
2021	2021-660031042	VEJRASKA, RACHAEL			1	180,481	0	19,853	1,747.00										
2020	2020-660031042	VEJRASKA, RACHAEL			1	172,573	0	18,983	1,681.00										
2019	2019-660031042	VEJRASKA, RACHAEL			1	165,404	0	18,194	1,634.00										
2018	2018-660031042	AVILA, VENUS &			1	129,786	0	14,276	1,274.00										
2017	2017-660031042	NATIONSTAR MORTGAGE LLC			1	139,354	1000	14,168	1,279.00										
2016	2016-660031042	HUGHES, RONALD D			1	135,560	1000	13,727	1,221.00										
2015	2015-660031042	HUGHES, RONALD D			1	132,777	1000	13,298	1,189.00										
2014	2014-660031042	HUGHES, RONALD D			1	135,142	1000	12,881	1,165.00										
2013	2013-660031042	HUGHES, RONALD D			1	126,856	1000	12,477	1,117.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2459	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,711.00 x 3.87 = 41,493	
Factor Value		
Adjustments	2.1970	
Lot Value	91,161	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,501 / 1,501
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,501
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1980 / 21



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	162,065	107.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	193,150 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,118		
Lot Value	91,161		
Indicated Value	252,279	168.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	252,279	168.07	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.00	Total Misc Impr	+	5,459			
Roofing Adj	+ 4.51	Garage Cost	+	16,761			
Subfloor Adj	+ -1.15	Total RCN	=	205,642			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	55,523			
Plumbing Adj	+ 9.37	Lump Sums	+	10,999			
Basement Adj	+ 0.00	RCNLD	=	161,118			
Adj Base Cost	= 122.20	Lot Value	+	91,161			
Total Area	x 1,501	Indicated Value	=	252,279			
Adjusted Cost	= 183,422	Value Per SqFt		168.07			

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	73554	5x3		15	24.22		363
WODO	Wood Deck - Open	73555	687		687	16.01		10,999



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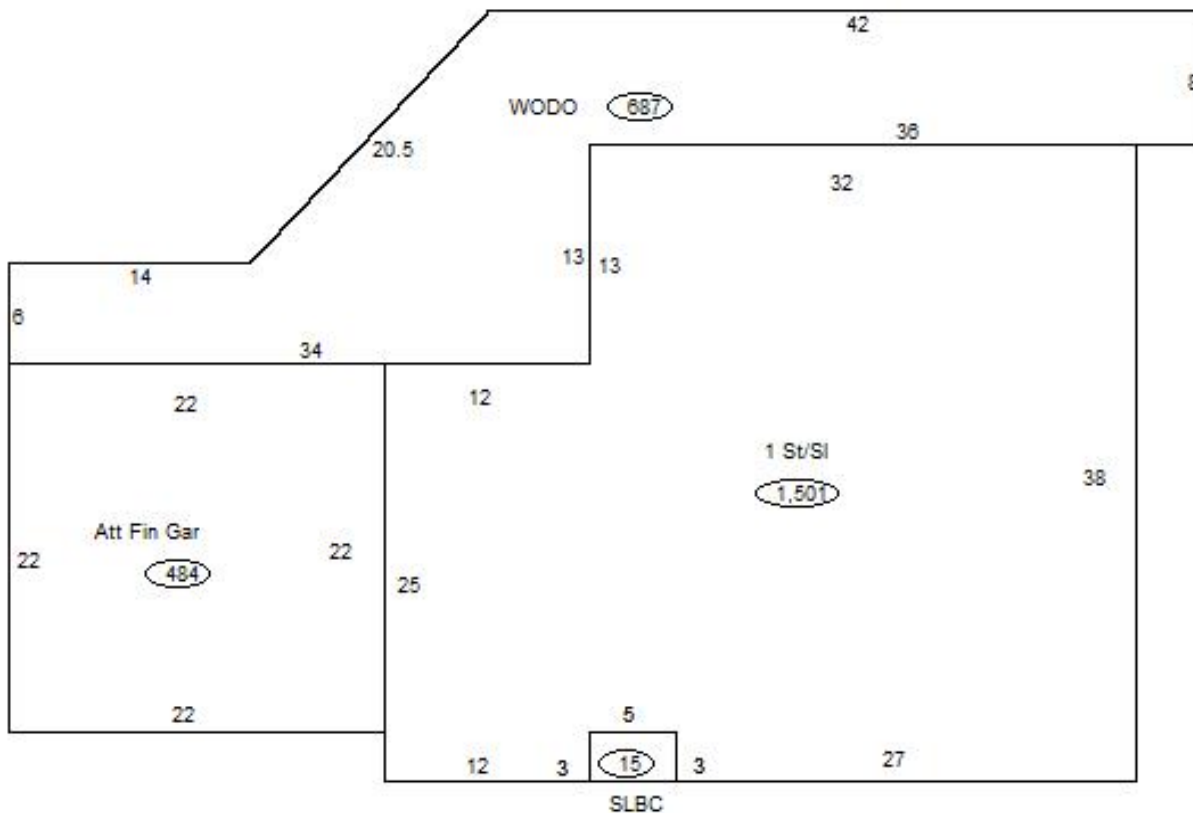
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Sketch Image

660031042



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,501	1.000	1,501
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	15	1.000	15
4	M	WODO		13	WODO	687	1.000	687
Total Building Area						1,501		1,501