



# 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	660031045													
Parcel ID	000000-00-0-20200-002-0007													
Cadastral ID	36-20-14-02280													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	333287													
GREEN, MATTHEW W & JERI														
1311 OAK RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	01311 OAK RD													
Subdivision	WOODCREST ESTATES													
Lot/Block	0007 / 0002	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: 36.17495316 -95.77352946														
Building Permits														
LOT 7 BLOCK 2 WOODCREST ESTATES														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	STEGELMAN, JACK MAURICE &	01/07/2021	179,500	WG					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2022	Land Value	39,476	33,855	11%	3,724	Assessed	18,539	1,977.37					
Year Frozen	2005	Improvements	135,473	134,680		14,815	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	174,949	168,535		18,539	Total Taxable	18,539	1,977.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031045	GREEN, MATTHEW W & JERI	1	171,352	0	17,656	1,883.00							
2024	2024-660031045	GREEN, MATTHEW W & JERI	1	189,456	0	16,815	1,774.00							
2023	2023-660031045	GREEN, MATTHEW W & JERI	1	145,588	0	16,015	1,644.00							
2022	2022-660031045	GREEN, MATTHEW W & JERI	1	141,855	0	15,604	1,566.00							
2021	2021-660031045	GREEN, MATTHEW W & JERI	1	144,136	1000	8,807	775.00							
2020	2020-660031045	STEGELMAN, JACK MAURICE &	1	139,894	1000	8,807	780.00							
2019	2019-660031045	STEGELMAN, JACK MAURICE &	1	133,317	1000	8,807	791.00							
2018	2018-660031045	STEGELMAN, JACK MAURICE &	1	133,624	1000	8,808	786.00							
2017	2017-660031045	STEGELMAN, JACK MAURICE &	1	132,501	1000	8,807	795.00							
2016	2016-660031045	STEGELMAN, JACK MAURICE &	1	129,011	1000	8,807	783.00							
2015	2015-660031045	STEGELMAN, JACK MAURICE &	1	127,315	1000	8,808	787.00							
2014	2014-660031045	STEGELMAN, JACK MAURICE &	1	131,080	1000	8,807	797.00							
2013	2013-660031045	STEGELMAN, JACK MAURICE &	1	123,950	1000	8,807	788.00							



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2266 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,869.00 x 4.00 = 39,476 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 39,476		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Stone 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,638 / 1,638
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,638
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	174,354	106.44	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	188,070		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	135,473		
<b>Lot Value</b>	39,476		
<b>Indicated Value</b>	174,949	106.81	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	174,949	106.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.26	<b>Total Misc Impr</b>	+ 8,656				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 16,761				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 226,252				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 95,026				
<b>Plumbing Adj</b>	+ 8.59	<b>Lump Sums</b>	+ 4,247				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 135,473				
<b>Adj Base Cost</b>	= 122.61	<b>Lot Value</b>	+ 39,476				
<b>Total Area</b>	x 1,638	<b>Indicated Value</b>	= 174,949				
<b>Adjusted Cost</b>	= 200,835	<b>Value Per SqFt</b>	106.81				

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
PATO	Patio - Open	73569		180	180	10.16		1,829
WODC	Wood Deck - Covered	73570	16x14		224	34.47	45%	4,247
PRCH	Porch	73571	12x6		72	24.04		1,731



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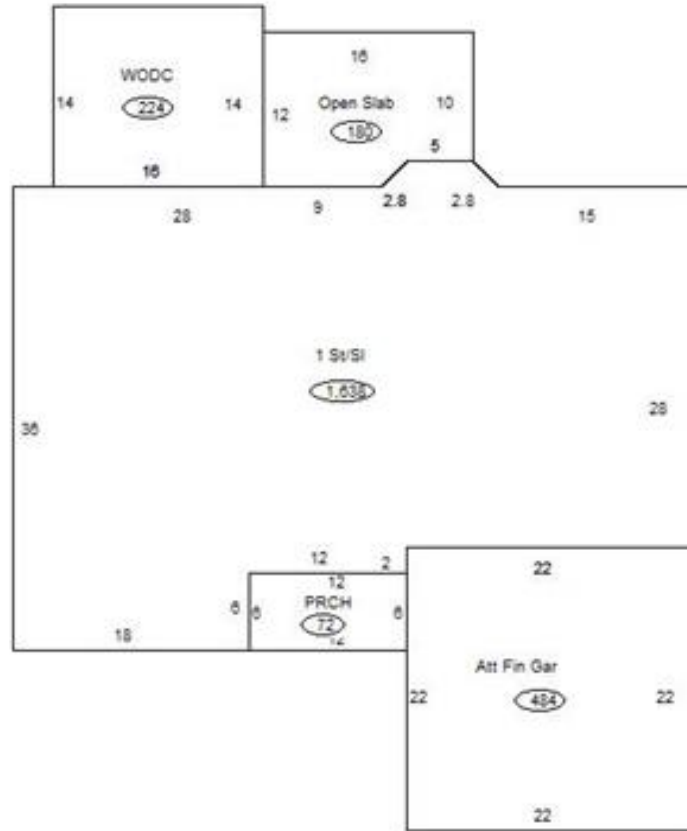
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,638	1.000	1,638
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PATO		13	Open Slab	180	1.000	180
4	M	WODC		13	WODC	224	1.000	224
5	M	PRCH		13	PRCH	72	1.000	72
<b>Total Building Area</b>						<b>1,638</b>		<b>1,638</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	6x6x6			36		
	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 36)	1,151		1,151	1,151