



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 660031051 Parcel ID 000000-00-0-20200-002-0013 Cadastral ID 36-20-14-02340 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 323178 DAVIS, JONATHAN & LACEY 1241 S OAK RD CATOOSA OK 74015-0000 Parcel Location Situs 01241 S OAK RD Subdivision WOODCREST ESTATES Lot/Block 0013 / 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: 36.17412195 -95.77221215				Building Permits																																																		
LOT 13 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																																								
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Exemptions				Sale History																																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2676/349	WOODFIN, JAMES N &	10/20/2017	200,000	YES																																													
					2094/492	PARKINSON, JAMES J &	03/22/2010	150,000	YES																																													
					1592/439	DEUTSCHE BANK TRUST-COMPANY	05/14/2004	158,500	YES																																													
					1544/229	MONFORTON, DOUG & LINDA	11/10/2003	0	10																																													
					1271/112	RUHMANN, STANLEY R	02/15/2001	13,500	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>2018</td> <td>Land Value 43,448</td> <td>37,998</td> <td>11%</td> <td>4,180</td> <td>Assessed</td> <td>30,103</td> <td>3,210.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 242,175</td> <td>235,664</td> <td> </td> <td>25,923</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 285,623</td> <td>273,662</td> <td> </td> <td>30,103</td> <td>Total Taxable</td> <td>30,103</td> <td>3,211.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2018	Land Value 43,448	37,998	11%	4,180	Assessed	30,103	3,210.79	Year Frozen	0	Improvements 242,175	235,664		25,923	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 285,623	273,662		30,103	Total Taxable	30,103	3,211.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031051	DAVIS, JONATHAN & LACEY	1	275,319	0	28,670	3,058.00																																															
2024	2024-660031051	DAVIS, JONATHAN & LACEY	1	285,814	0	27,304	2,880.00																																															
2023	2023-660031051	DAVIS, JONATHAN & LACEY	1	237,049	0	26,004	2,669.00																																															
2022	2022-660031051	DAVIS, JONATHAN & LACEY	1	242,272	0	24,766	2,486.00																																															
2021	2021-660031051	DAVIS, JONATHAN & LACEY	1	214,422	0	23,586	2,075.00																																															
2020	2020-660031051	DAVIS, JONATHAN & LACEY	1	205,968	0	22,656	2,007.00																																															
2019	2019-660031051	DAVIS, JONATHAN & LACEY	1	197,209	0	21,693	1,948.00																																															
2018	2018-660031051	DAVIS, JONATHAN & LACEY	1	197,868	0	21,765	1,943.00																																															
2017	2017-660031051	WOODFIN, JAMES N &	1	196,180	0	21,059	1,902.00																																															
2016	2016-660031051	WOODFIN, JAMES N &	1	190,744	0	20,056	1,784.00																																															
2015	2015-660031051	WOODFIN, JAMES N &	1	186,106	0	19,101	1,707.00																																															
2014	2014-660031051	WOODFIN, JAMES N &	1	189,153	0	18,191	1,646.00																																															
2013	2013-660031051	WOODFIN, JAMES N &	1	176,873	0	17,325	1,551.00																																															



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2673 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,642.00 x 3.73 = 43,448 Factor Value Adjustments 1.0000 Lot Value 43,448		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,180 / 2,360
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,180
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	592 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-23\IMG_003I 6/23/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	308,409	130.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	270,330 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	91.42	Total Misc Impr	+	7,837	
Roofing Adj	+ 3.01	Garage Cost	+	28,410	
Subfloor Adj	+ -1.93	Total RCN	=	306,467	
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	67,423	
Plumbing Adj	+ 7.53	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	239,044	
Adj Base Cost	= 114.50	Lot Value	+	43,448	
Total Area	x 2,360	Indicated Value	=	282,492	
Adjusted Cost	= 270,220	Value Per SqFt		119.70	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,044		
Lot Value	43,448		
Indicated Value	282,492	119.70	Per SqFt
Agland Value			
Site Improvements	3,131		
Total Value	285,623	121.03	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	73581	5x2		10	29.50		295
PATO	SLAB PORCH - OPEN	73582	86		86	12.93		1,112



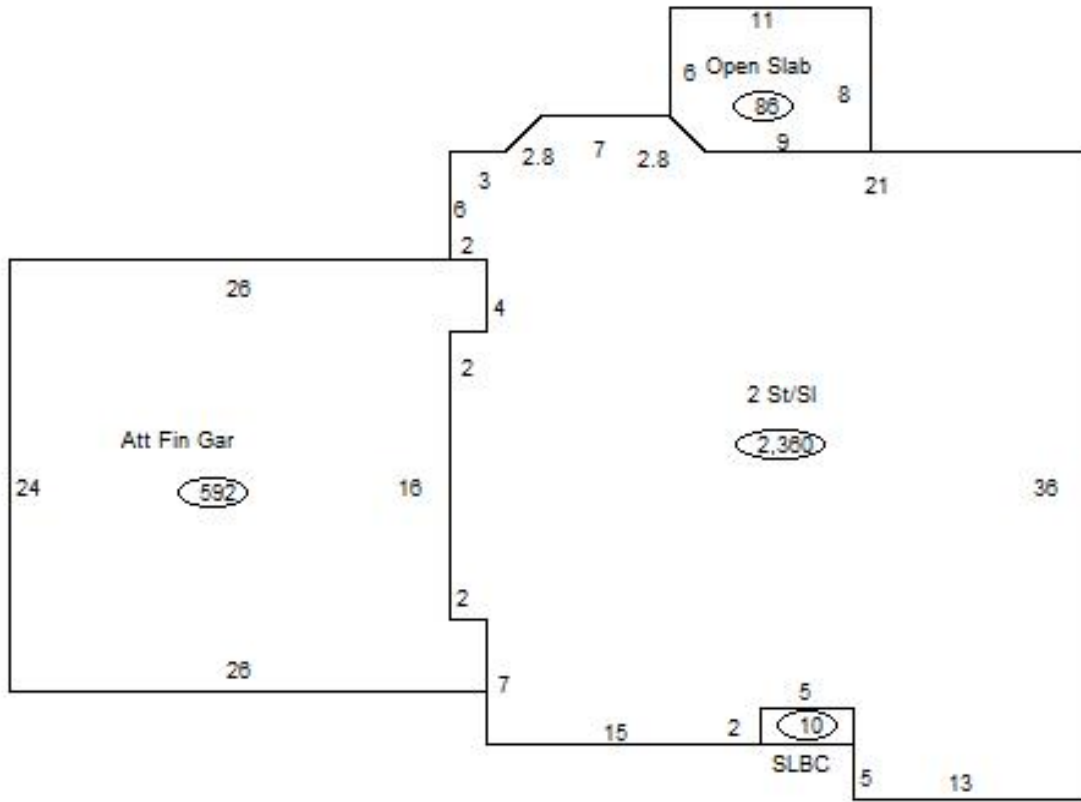
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,180	2.000	2,360
2	G	5		13	Att Fin Gar	592	1.000	592
3	M	PRCH		13	SLBC	10	1.000	10
4	M	PATO		13	Open Slab	86	1.000	86
Total Building Area						1,180		2,360



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	10x12x0	Plank		120
	Qual 3	Cond 2	Year 0	Eff Age 2026		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (26.09 x 120)	3,131		3,131	3,131