



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:21:06
Page 1

Assessment Data					Primary Image														
Account 660031053 Parcel ID 000000-00-0-20200-002-0015 Cadastral ID 36-20-14-02360 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345116 NICHOLAW, DOREEN 1298 FOREST LN CATOOSA OK 74015-0000 Parcel Location Situs 01298 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0015 / 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_004; 6/23/2021</p>														
Legal Description Lat/Long: 36.17449389 -95.77205190																			
LOT 15 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	No	1,000		/	ENGLISH, JAMES A & MARILYN A	08/23/2024	118,000	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap			Land Value 42,675	34,236	11%	3,766	Assessed	18,277	1,949.42										
Year Frozen	0		Improvements 132,665	131,919		14,511	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 175,340	166,155		18,277	Total Taxable	18,277	1,949.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031053	NICHOLAW, DOREEN			1	168,312	0	17,407	1,857.00										
2024	2024-660031053	NICHOLAW, DOREEN			1	194,225	1000	15,578	1,643.00										
2023	2023-660031053	ENGLISH, JAMES A &			1	153,994	1000	15,095	1,549.00										
2022	2022-660031053	ENGLISH, JAMES A &			1	155,967	1000	14,627	1,468.00										
2021	2021-660031053	ENGLISH, JAMES A &			1	157,427	1000	14,171	1,247.00										
2020	2020-660031053	ENGLISH, JAMES A &			1	149,960	1000	13,730	1,216.00										
2019	2019-660031053	ENGLISH, JAMES A &			1	144,035	1000	13,300	1,194.00										
2018	2018-660031053	ENGLISH, JAMES A &			1	144,567	1000	12,884	1,150.00										
2017	2017-660031053	ENGLISH, JAMES A &			1	143,350	1000	12,480	1,127.00										
2016	2016-660031053	ENGLISH, JAMES A &			1	139,516	1000	12,087	1,075.00										
2015	2015-660031053	ENGLISH, JAMES A &			1	136,311	1000	11,706	1,046.00										
2014	2014-660031053	ENGLISH, JAMES A &			1	137,420	1000	11,336	1,025.00										
2013	2013-660031053	ENGLISH, JAMES A &			1	129,546	1000	10,976	982.00										



Rogers

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Date 04/16/2026
 Time 21:21:06
 Page 2

Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2588		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,274.00 x 3.79 = 42,675		
Factor Value			
Adjustments	1.0000		
Lot Value	42,675		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Vinyl
Base/Total Area	1,578 / 1,578
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,578
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,454	102.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	198,270 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.44	Total Misc Impr	+ 19,425
Roofing Adj	+ 4.46	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 228,404
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 100,498
Plumbing Adj	+ 8.92	Lump Sums	+ 2,541
Basement Adj	+ 0.00	RCNLD	= 130,447
Adj Base Cost	= 123.14	Lot Value	+ 42,675
Total Area	x 1,578	Indicated Value	= 173,122
Adjusted Cost	= 194,315	Value Per SqFt	109.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,447		
Lot Value	42,675		
Indicated Value	173,122	109.71	Per SqFt
Agland Value			
Site Improvements	2,218		
Total Value	175,340	111.12	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	73591	20x5		100	23.95		2,395
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	73592	14x12		168	26.19		4,400
WODO	WOOD DECK - OPEN	73593	12x12		144	23.53	25%	2,541
EPSW	ENCLOSED PORCH - SOLID WALL	73594	15x8		120	62.78		7,534



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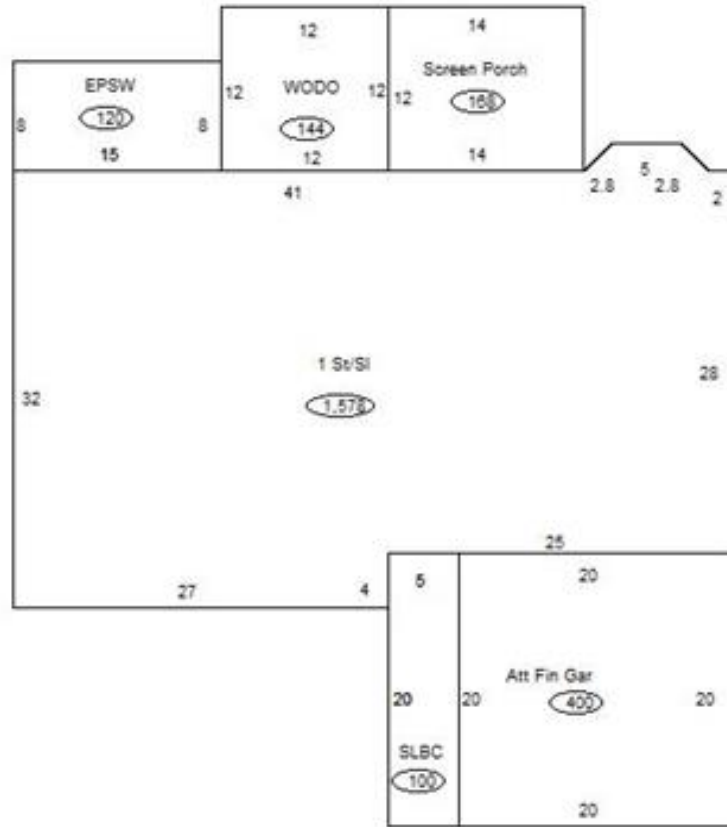
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Date 04/16/2026
 Time 21:21:06
 Page 3

Sketch Image

660031053



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,578	1.000	1,578
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	100	1.000	100
4	M	EPKS		13	Screen Porch	168	1.000	168
5	M	WODO		13	WODO	144	1.000	144
6	M	EPSW		13	EPSW	120	1.000	120
Total Building Area						1,578		1,578



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Date 04/16/2026
Time 21:21:06
Page 4

660031053

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.15 x 140)	3,521		3,521	2,218