



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 660031054 Parcel ID 000000-00-0-20200-002-0016 Cadastral ID 36-20-14-02370 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 346539 ROBERTS, CALEB 1302 FOREST LN CATOOSA OK 74015-0000 Parcel Location Situs 01302 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0016 / 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_005(6/23/2021</p>														
Legal Description Lat/Long: 36.17469003 -95.77245265																			
LOT 16 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		/	JONES, PHALAN	02/28/2025	240,000	YES										
					2622/445	BLAIR, MILDRED L	03/30/2017	147,500	YES										
					957/859	RUHMANN, STANLEY R	05/27/1994	14,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2026	Land Value	60,874	60,874	11%	6,696	Assessed	26,400	2,815.82										
Year Frozen	2005	Improvements	179,126	179,126		19,704	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	240,000	240,000		26,400	Total Taxable	26,400	2,816.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660031054	ROBERTS, CALEB	1	190,183	0	20,920	2,231.00												
2024	2024-660031054	JONES, PHALAN	1	210,354	0	20,477	2,160.00												
2023	2023-660031054	JONES, PHALAN	1	177,288	0	19,502	2,001.00												
2022	2022-660031054	JONES, PHALAN	1	177,280	0	18,830	1,890.00												
2021	2021-660031054	JONES, PHALAN	1	163,032	0	17,934	1,578.00												
2020	2020-660031054	JONES, PHALAN	1	156,995	0	17,235	1,527.00												
2019	2019-660031054	JONES, PHALAN	1	149,218	0	16,414	1,474.00												
2018	2018-660031054	JONES, PHALAN	1	148,285	0	16,311	1,456.00												
2017	2017-660031054	JONES, PHALAN	1	147,024	0	10,482	947.00												
2016	2016-660031054	BLAIR, MILDRED L	1	143,082	1000	8,983	799.00												
2015	2015-660031054	BLAIR, MILDRED L	1	139,554	1000	8,983	803.00												
2014	2014-660031054	BLAIR, MILDRED L	1	142,070	1000	8,984	813.00												
2013	2013-660031054	BLAIR, MILDRED L	1	133,595	1000	8,983	804.00												



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Lot Data		Square-Foot - NBHD 1193 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2362							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	10,289.00 x 3.95 = 40,607							
Factor Value								
Adjustments	1.4991							
Lot Value	60,874							
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-23\IMG_005I 6/23/2021</p>				
Type	1 Single Family Residence			GRM Approach				
Condition	3.5 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	1,590 / 1,590			Adusted R 0.8445				
Style	100% One Story			Indicated Value 185,401 116.60 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,590			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 8				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 201,490 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	480 Attached Garage - Finished			Selected Approach Cost Approach				
Remodel	STANDARD -			Improvements 177,701				
Year/Eff Age	1996 / 16			Lot Value 60,874				
Cost Approach		Manual : 01/2025		Indicated Value 238,575 150.05 Per SqFt				
Base Cost	99.05	Total Misc Impr	+ 7,677	Agland Value				
Roofing Adj	+ 4.46	Garage Cost	+ 16,646	Site Improvements 1,425				
Subfloor Adj	+ -1.15	Total RCN	= 219,384	Total Value 240,000 150.94 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 41,683					
Plumbing Adj	+ 8.85	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 177,701					
Adj Base Cost	= 122.68	Lot Value	+ 60,874					
Total Area	x 1,590	Indicated Value	= 238,575					
Adjusted Cost	= 195,061	Value Per SqFt	150.05					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	73597	315		315	23.22		7,314
PRCH	SLAB PORCH - COVERED	73598	5x3		15	24.22		363



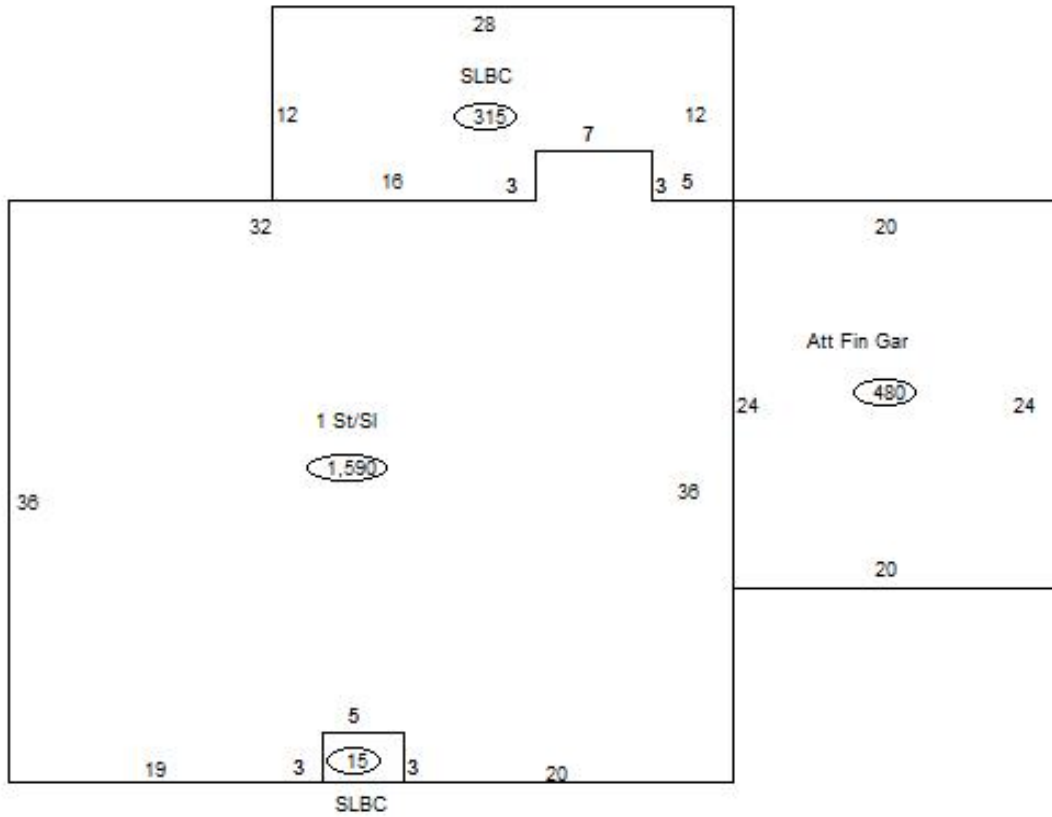
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Sketch Image

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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	1,590	1.000	1,590
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	315	1.000	315
4	M	PRCH		13	SLBC	15	1.000	15
Total Building Area						1,590		1,590



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x14x8	Plank	Composition Shingle	112
	Qual	3	Cond	3	Year	2005
				Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (26.51 x 112)	2,969		2,969	1,544
				1,425