




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660031055 <b>Parcel ID</b> 000000-00-0-20200-002-0017 <b>Cadastral ID</b> 36-20-14-02380 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 252941 FIELDS, DAVID T &  DEBORAH E 1318 FOREST LN CATOOSA OK 74015-0000					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-23\IMG_005: 6/23/2021</p>														
<b>Parcel Location</b> <b>Situs</b> 01318 FOREST LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0017 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 14 / 5 <b>Neighborhood</b> 1193 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.17479076 -95.77256548					<b>Building Permits</b>														
LOT 17 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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	892/587	BOYER, DONN C	08/28/1992	83,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	41,189	31,185	11%	3,430	<b>Assessed</b>	18,561	1,979.72										
Year Frozen	0	<b>Improvements</b>	150,329	137,555		15,131	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-107.00										
TIF Project ID	0	<b>Total Value</b>	191,518	168,740		18,561	<b>Total Taxable</b>	17,561	1,873.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031055	FIELDS, DAVID T &			1	183,935	1000	17,020	1,815.00										
2024	2024-660031055	FIELDS, DAVID T &			1	204,382	1000	16,496	1,740.00										
2023	2023-660031055	FIELDS, DAVID T &			1	154,423	1000	15,987	1,641.00										
2022	2022-660031055	FIELDS, DAVID T &			1	152,478	1000	15,519	1,558.00										
2021	2021-660031055	FIELDS, DAVID T &			1	148,834	1000	15,038	1,323.00										
2020	2020-660031055	FIELDS, DAVID T &			1	141,549	1000	14,570	1,290.00										
2019	2019-660031055	FIELDS, DAVID T &			1	137,477	1000	14,122	1,268.00										
2018	2018-660031055	FIELDS, DAVID T &			1	137,849	1000	14,022	1,252.00										
2017	2017-660031055	FIELDS, DAVID T &			1	136,677	1000	13,585	1,227.00										
2016	2016-660031055	FIELDS, DAVID T &			1	133,104	1000	13,160	1,170.00										
2015	2015-660031055	FIELDS, DAVID T &			1	131,166	1000	12,748	1,139.00										
2014	2014-660031055	FIELDS, DAVID T &			1	132,259	1000	12,348	1,117.00										
2013	2013-660031055	FIELDS, DAVID T &			1	127,669	1000	11,958	1,070.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2426	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,566.00 x 3.90 = 41,189	
Factor Value		
Adjustments	1.0000	
Lot Value	41,189	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,219	106.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	190,300		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,562		
Lot Value	41,189		
Indicated Value	188,751	112.89	Per SqFt
Agland Value			
Site Improvements	2,767		
Total Value	191,518	114.54	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.30	Total Misc Impr	+	6,827			
Roofing Adj	+ 4.42	Garage Cost	+	16,761			
Subfloor Adj	+ -1.15	Total RCN	=	230,013			
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	96,605			
Plumbing Adj	+ 8.42	Lump Sums	+	14,154			
Basement Adj	+ 0.00	RCNLD	=	147,562			
Adj Base Cost	= 123.46	Lot Value	+	41,189			
Total Area	x 1,672	Indicated Value	=	188,751			
Adjusted Cost	= 206,425	Value Per SqFt		112.89			

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	73601	12x6		72	24.04		1,731
WODO	WOOD DECK - OPEN	73602	722		722	16.00	40%	6,931
WODO	Wood Deck - Open	151545	30x15		450	16.05		7,223





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRNR	Greenhouse - Residential	8x10x6	Dirt	Galvanized Metal	80
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ 100% Func)</b>		<b>RCNLD</b>
Base Cost (3.42 x 80)		274		274		274
	WODO	Wood Deck - Open	8x10x0	Plank		80
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.11 x 80)		2,249		2,249		1,642
	SHDS	Shed - Small	8x8x6	Plank	Formed Metal	64
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.90 x 64)		1,786		1,786		1,125