



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	660031061				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-23\IMG_007 6/25/2021</p>									
Parcel ID	000000-00-0-20200-002-0023													
Cadastral ID	36-20-14-02440													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	298119													
CRAIN, BRYAN P														
1412 FOREST LN CATOOSA OK 74015-0000														
Parcel Location														
Situs	01412 FOREST LN													
Subdivision	WOODCREST ESTATES													
Lot/Block	0023 / 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: 36.17586478 -95.77354073														
Building Permits														
LOT 23 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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1961/613	RAINEY, ERIC M &	06/13/2008	130,000	YES					
					959/669	SELLER	06/07/1994	0	No					
					942/31	VAN FOSSEN, GARY R	12/30/1993	12,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2009	Land Value	41,579	29,708	11%	3,268	Assessed	21,630	2,307.06					
Year Frozen	0	Improvements	169,048	166,923		18,362	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	210,627	196,631		21,630	Total Taxable	20,630	2,200.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031061	CRAIN, BRYAN P	1	203,640	1000	20,000	2,133.00							
2024	2024-660031061	CRAIN, BRYAN P	1	225,558	1000	19,387	2,045.00							
2023	2023-660031061	CRAIN, BRYAN P	1	184,105	1000	18,794	1,929.00							
2022	2022-660031061	CRAIN, BRYAN P	1	186,299	1000	18,218	1,829.00							
2021	2021-660031061	CRAIN, BRYAN P	1	176,178	1000	17,658	1,554.00							
2020	2020-660031061	CRAIN, BRYAN P	1	175,010	1000	17,114	1,516.00							
2019	2019-660031061	CRAIN, BRYAN P	1	166,030	1000	16,587	1,490.00							
2018	2018-660031061	CRAIN, BRYAN P	1	171,089	1000	16,075	1,435.00							
2017	2017-660031061	CRAIN, BRYAN P	1	169,599	1000	15,577	1,407.00							
2016	2016-660031061	CRAIN, BRYAN P	1	165,020	1000	15,095	1,343.00							
2015	2015-660031061	CRAIN, BRYAN P	1	161,811	1000	14,626	1,307.00							
2014	2014-660031061	CRAIN, BRYAN P	1	165,879	1000	14,171	1,282.00							
2013	2013-660031061	CRAIN, BRYAN P	1	156,388	1000	13,729	1,229.00							



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2468		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,752.00 x 3.87 = 41,579		
Factor Value			
Adjustments	1.0000		
Lot Value	41,579		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	910 / 1,917
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	910
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	219,880	114.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	232,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.61	Total Misc Impr	+	13,991			
Roofing Adj	+ 2.63	Garage Cost	+	17,606			
Subfloor Adj	+ -1.26	Total RCN	=	238,096			
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	69,048			
Plumbing Adj	+ 8.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	169,048			
Adj Base Cost	= 107.72	Lot Value	+	41,579			
Total Area	x 1,917	Indicated Value	=	210,627			
Adjusted Cost	= 206,499	Value Per SqFt		109.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,048		
Lot Value	41,579		
Indicated Value	210,627	109.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	210,627	109.87	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73629		177	177	26.37		4,667
PRCH	SLAB PORCH - COVERED	73630	14x10		140	26.49		3,709



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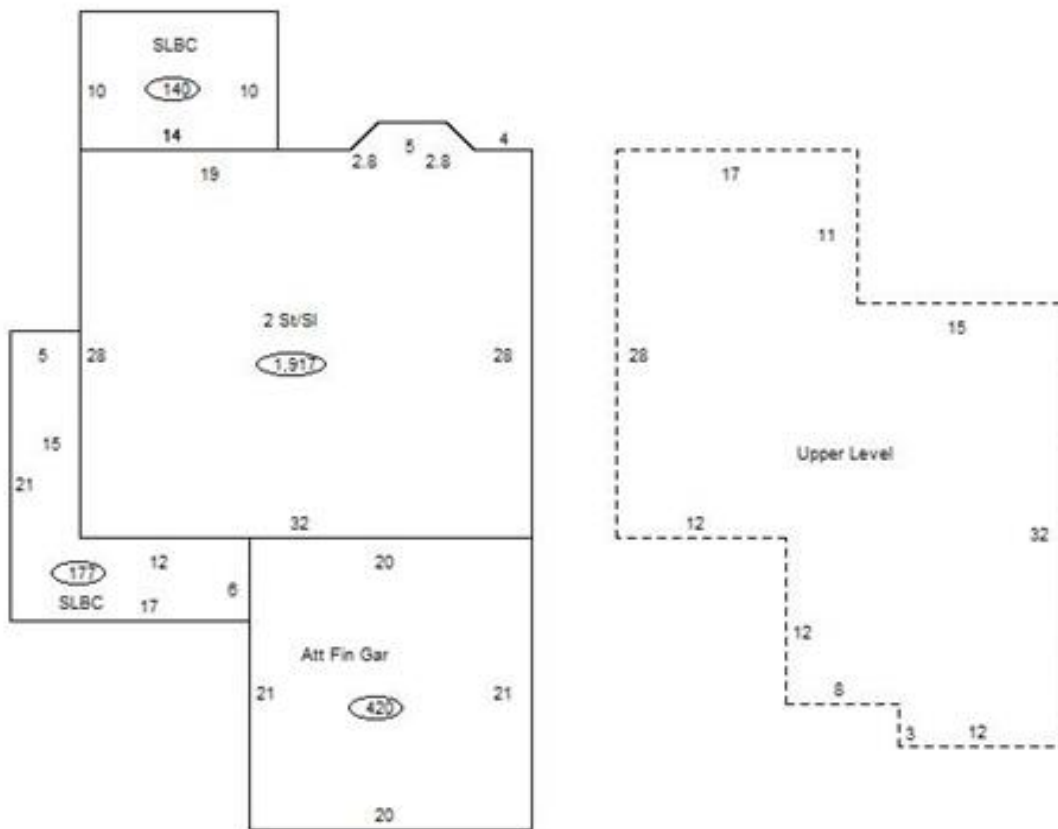
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	910	2.107	1,917
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	177	1.000	177
4	M	PRCH		13	SLBC	140	1.000	140
5	U	^UL	Overhang	13	Upper Level	1,007	1.000	1,007
Total Building Area						910		1,917