




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 660031064 Parcel ID 000000-00-0-20200-003-0002 Cadastral ID 36-20-14-02470 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 188244 WELLS, CARL B 1411 FOREST LN CATOOSA OK 74015-0000 Parcel Location Situs 01411 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0002 / 0003 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\2021-6-25\IMG_000 6/25/2021</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.17587687 -95.77284923 | | | | | | | | | | | | | | | | | | | |
| LOT 2 BLOCK 3 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 | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | | | | | | | | | | |
| Remove Cap | 0 | Land Value | 38,676 | 18,563 | 11% | 2,042 | Assessed | 8,557 | 912.69 | | | | | | | | | | |
| Year Frozen | 2005 | Improvements | 123,392 | 59,223 | | 6,515 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -107.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 162,068 | 77,786 | | 8,557 | Total Taxable | 7,557 | 806.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660031064 | WELLS, CARL B | | | 1 | 149,860 | 1000 | 7,556 | 806.00 | | | | | | | | | | |
| 2024 | 2024-660031064 | WELLS, CARL B | | | 1 | 166,370 | 1000 | 7,556 | 797.00 | | | | | | | | | | |
| 2023 | 2023-660031064 | WELLS, CARL B | | | 1 | 127,450 | 1000 | 7,557 | 776.00 | | | | | | | | | | |
| 2022 | 2022-660031064 | WELLS, CARL B | | | 1 | 125,685 | 1000 | 7,556 | 758.00 | | | | | | | | | | |
| 2021 | 2021-660031064 | WELLS, CARL B & JOAN L | | | 1 | 132,050 | 1000 | 7,557 | 665.00 | | | | | | | | | | |
| 2020 | 2020-660031064 | WELLS, CARL B & JOAN L | | | 1 | 125,083 | 1000 | 7,557 | 669.00 | | | | | | | | | | |
| 2019 | 2019-660031064 | WELLS, CARL B & JOAN L | | | 1 | 120,446 | 1000 | 7,557 | 679.00 | | | | | | | | | | |
| 2018 | 2018-660031064 | WELLS, CARL B & JOAN L | | | 1 | 120,267 | 1000 | 7,556 | 674.00 | | | | | | | | | | |
| 2017 | 2017-660031064 | WELLS, CARL B & JOAN L | | | 1 | 119,267 | 1000 | 7,557 | 682.00 | | | | | | | | | | |
| 2016 | 2016-660031064 | WELLS, CARL B & JOAN L | | | 1 | 116,208 | 1000 | 7,557 | 672.00 | | | | | | | | | | |
| 2015 | 2015-660031064 | WELLS, CARL B & JOAN L | | | 1 | 114,708 | 1000 | 7,556 | 675.00 | | | | | | | | | | |
| 2014 | 2014-660031064 | WELLS, CARL B & JOAN L | | | 1 | 115,665 | 1000 | 7,557 | 684.00 | | | | | | | | | | |
| 2013 | 2013-660031064 | WELLS, CARL B & JOAN L | | | 1 | 108,772 | 1000 | 7,556 | 676.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1193 #1 | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.222 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,669.00 x 4.00 = 38,676 Factor Value Adjustments 1.0000 Lot Value 38,676 | | |

| 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 | 1,480 / 1,480 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 380 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1979 / 35 |



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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 | 150,538 | 101.71 | Per SqFt |

| Direct Comparables | |
|-------------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 5 |
| Indicated Value | 190,190 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| Base Cost | 100.36 | Total Misc Impr | + 7,018 | | | | |
| Roofing Adj | + 4.43 | Garage Cost | + 11,256 | | | | |
| Subfloor Adj | + 1.17 | Total RCN | = 206,145 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (44%) | - 90,704 | | | | |
| Plumbing Adj | + 9.51 | Lump Sums | + 7,951 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 123,392 | | | | |
| Adj Base Cost | = 126.94 | Lot Value | + 38,676 | | | | |
| Total Area | x 1,480 | Indicated Value | = 162,068 | | | | |
| Adjusted Cost | = 187,871 | Value Per SqFt | 109.51 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 123,392 | | |
| Lot Value | 38,676 | | |
| Indicated Value | 162,068 | 109.51 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 162,068 | 109.51 | 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 | 73641 | 16x5 | | 80 | 24.02 | 1,922 |
| WODC | Wood Deck - Covered | 73642 | 20x12 | | 240 | 33.13 | 7,951 |



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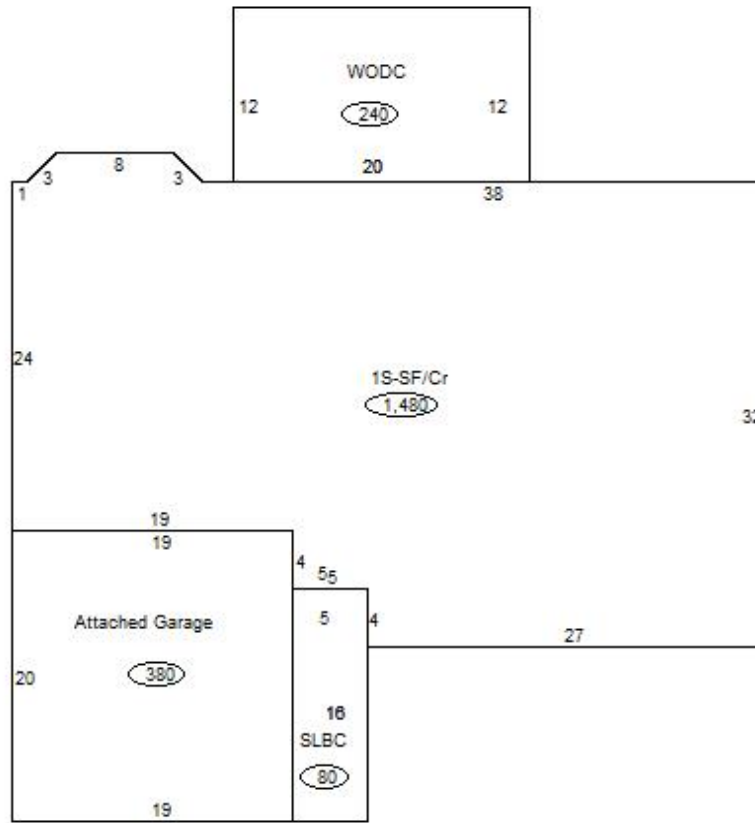
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | G | 1 | | 13 | Attached Garage | 380 | 1.000 | 380 |
| 2 | M | PRCH | | 13 | SLBC | 80 | 1.000 | 80 |
| 3 | M | WODC | | 13 | WODC | 240 | 1.000 | 240 |
| 4 | R | 1 | Crawl | 13 | 1S-SF/Cr | 1,480 | 1.000 | 1,480 |
| Total Building Area | | | | | | 1,480 | | 1,480 |