



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 660031074 Parcel ID 000000-00-0-20200-003-0012 Cadastral ID 36-20-14-02570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 188514 WILLIAMS, DONALD R & JUDY L 1273 E FOREST LN CATOOSA OK 74015-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_004; 6/25/2021</p>														
Parcel Location Situs 01273 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0012 / 0003 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: 36.17444417 -95.77084603					Building Permits														
LOT 12 BLOCK 3 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															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0		Land Value	48,805	32,895	11%	3,618	Assessed	16,309	1,739.52									
Year Frozen	2016		Improvements	171,180	115,375		12,691	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-107.00									
TIF Project ID	0		Total Value	219,985	148,270		16,309	Total Taxable	15,309	1,633.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031074	WILLIAMS, DONALD R &			1	208,776	1000	15,310	1,633.00										
2024	2024-660031074	WILLIAMS, DONALD R &			1	242,179	1000	15,310	1,615.00										
2023	2023-660031074	WILLIAMS, DONALD R &			1	189,891	1000	15,310	1,571.00										
2022	2022-660031074	WILLIAMS, DONALD R &			1	192,430	1000	15,309	1,537.00										
2021	2021-660031074	WILLIAMS, DONALD R &			1	193,258	1000	15,310	1,347.00										
2020	2020-660031074	WILLIAMS, DONALD R &			1	185,105	1000	15,309	1,356.00										
2019	2019-660031074	WILLIAMS, DONALD R &			1	177,595	1000	15,309	1,375.00										
2018	2018-660031074	WILLIAMS, DONALD R &			1	180,251	1000	15,309	1,366.00										
2017	2017-660031074	WILLIAMS, DONALD R &			1	178,691	1000	15,310	1,382.00										
2016	2016-660031074	WILLIAMS, DONALD R &			1	173,753	1000	15,310	1,362.00										
2015	2015-660031074	WILLIAMS, DONALD R &			1	169,606	1000	14,835	1,326.00										
2014	2014-660031074	WILLIAMS, DONALD R &			1	172,316	1000	14,374	1,300.00										
2013	2013-660031074	WILLIAMS, DONALD R &			1	160,904	1000	13,926	1,247.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3258	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,193.00 x 3.44 = 48,805	
Factor Value		
Adjustments	1.0000	
Lot Value	48,805	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,104 / 2,270
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 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	245,528	108.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	275,760		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.48	Total Misc Impr	+	9,675			
Roofing Adj	+ 2.62	Garage Cost	+	20,840			
Subfloor Adj	+ 0.00	Total RCN	=	278,717			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	111,487			
Plumbing Adj	+ 8.60	Lump Sums	+	2,342			
Basement Adj	+ 0.00	RCNLD	=	169,572			
Adj Base Cost	= 109.34	Lot Value	+	48,805			
Total Area	x 2,270	Indicated Value	=	218,377			
Adjusted Cost	= 248,202	Value Per SqFt		96.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,572		
Lot Value	48,805		
Indicated Value	218,377	96.20	Per SqFt
Agland Value			
Site Improvements	1,608		
Total Value	219,985	96.91	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	73682	3x2		6	26.91		161
WODO	WOOD DECK - OPEN	73683	23x20		460	16.97	70%	2,342
CPAT	Carport - Attached	177503	24x15		360	10.83		3,899



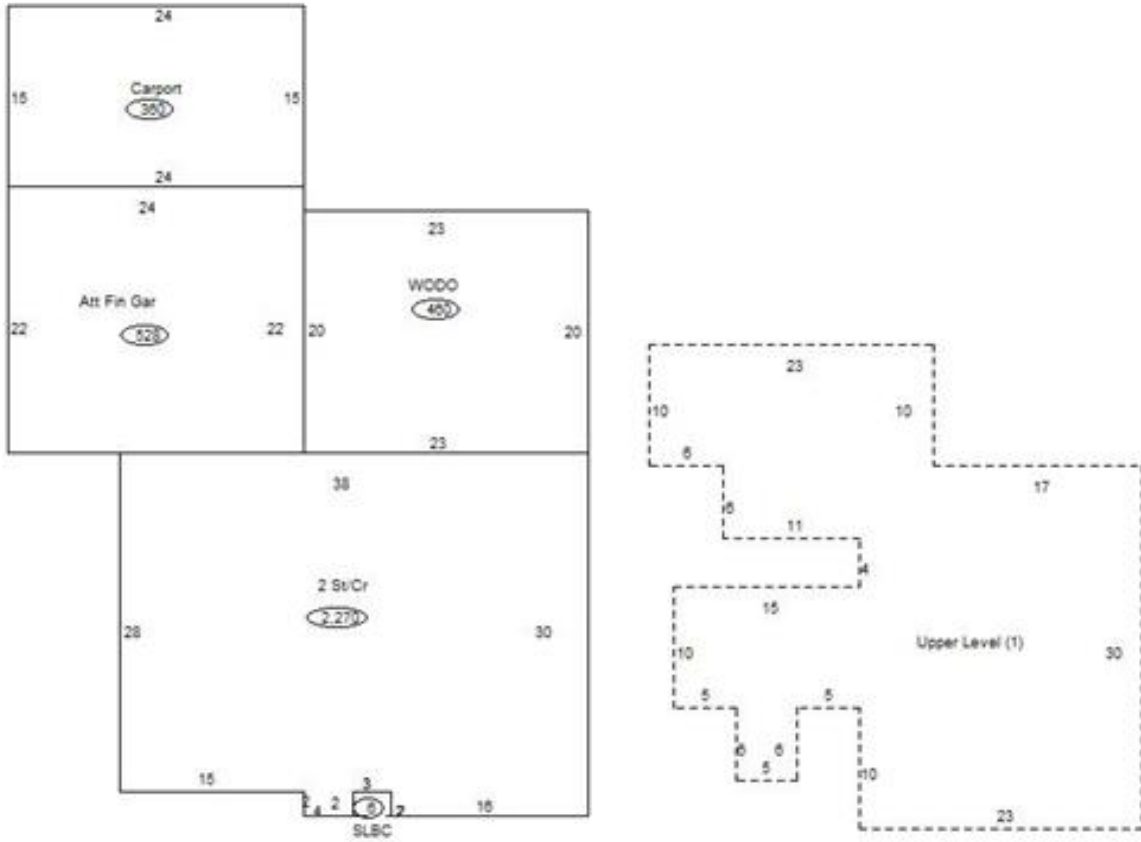
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	1,104	2.056	2,270
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	6	1.000	6
4	M	WODO		13	WODO	460	1.000	460
5	U	^UL		13	Upper Level (1)	1,166	1.000	1,166
6	M	CPAT		13	Carport	360	1.000	360
Total Building Area						1,104		2,270



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	3	Cond	3	Year	2000
				Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	2,315
				1,608