



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 660031078 Parcel ID 000000-00-0-20200-003-0016 Cadastral ID 36-20-14-02610 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 305684 TINSLEY, LOGAN LEE & ANDREA DAWN 1225 FOREST LN CATOOSA OK 74015-0000 Parcel Location Situs 01225 FOREST LN Subdivision WOODCREST ESTATES Lot/Block 0016 / 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_005 6/28/2021</p>																																																	
Legal Description Lat/Long: 36.17391569 -95.76973118																																																						
LOT 16 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2198/933	PATINO, ARVIL MANUEL	09/28/2011	144,500	YES																																													
					1200/915	HAWKINS, MARK A & DEBRA E	11/04/1999	133,000	Yes																																													
					1161/375	ROGERS, C DAVID	03/12/1999	20,000	Yes																																													
					988/383	BRADFORD, GINA L	04/26/1995	15,000	No																																													
					960/603	STORY, WILLIAM C	06/01/1994	12,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 40,622</td> <td>40,622</td> <td>11%</td> <td>4,468</td> <td>Assessed</td> <td>25,270</td> <td>2,695.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 189,440</td> <td>189,111</td> <td> </td> <td>20,802</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 230,062</td> <td>229,733</td> <td> </td> <td>25,270</td> <td>Total Taxable</td> <td>25,270</td> <td>2,695.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 40,622	40,622	11%	4,468	Assessed	25,270	2,695.30	Year Frozen	0	Improvements 189,440	189,111		20,802	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 230,062	229,733		25,270	Total Taxable	25,270	2,695.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031078	TINSLEY, LOGAN LEE &	1	218,794	0	24,067	2,567.00																																															
2024	2024-660031078	TINSLEY, LOGAN	1	238,976	0	23,745	2,505.00																																															
2023	2023-660031078	TINSLEY, LOGAN	1	205,586	0	22,614	2,321.00																																															
2022	2022-660031078	TINSLEY, LOGAN	1	207,809	0	21,691	2,177.00																																															
2021	2021-660031078	TINSLEY, LOGAN	1	187,798	0	20,658	1,817.00																																															
2020	2020-660031078	TINSLEY, LOGAN	1	179,785	0	19,776	1,752.00																																															
2019	2019-660031078	TINSLEY, LOGAN	1	172,338	0	18,957	1,702.00																																															
2018	2018-660031078	TINSLEY, LOGAN	1	172,123	0	18,934	1,690.00																																															
2017	2017-660031078	TINSLEY, LOGAN	1	170,620	0	18,768	1,695.00																																															
2016	2016-660031078	TINSLEY, LOGAN	1	166,013	0	18,261	1,624.00																																															
2015	2015-660031078	TINSLEY, LOGAN	1	161,291	0	17,742	1,586.00																																															
2014	2014-660031078	TINSLEY, LOGAN	1	162,656	0	17,662	1,598.00																																															
2013	2013-660031078	TINSLEY, LOGAN	1	152,915	0	16,821	1,506.00																																															



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2364	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,296.00 x 3.95 = 40,622	
Factor Value		
Adjustments	1.0000	
Lot Value	40,622	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,744 / 1,744
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,744
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	200,587	115.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	216,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.25	Total Misc Impr	+	18,850			
Roofing Adj	+ 4.38	Garage Cost	+	17,307			
Subfloor Adj	+ -1.15	Total RCN	=	250,721			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	62,680			
Plumbing Adj	+ 8.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	188,041			
Adj Base Cost	= 123.03	Lot Value	+	40,622			
Total Area	x 1,744	Indicated Value	=	228,663			
Adjusted Cost	= 214,564	Value Per SqFt		131.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,041		
Lot Value	40,622		
Indicated Value	228,663	131.11	Per SqFt
Agland Value			
Site Improvements	1,399		
Total Value	230,062	131.92	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	73700		266	266	23.36		6,214
PRCH	SLAB PORCH - COVERED	73701		25x13	325	23.20		7,540



Rogers

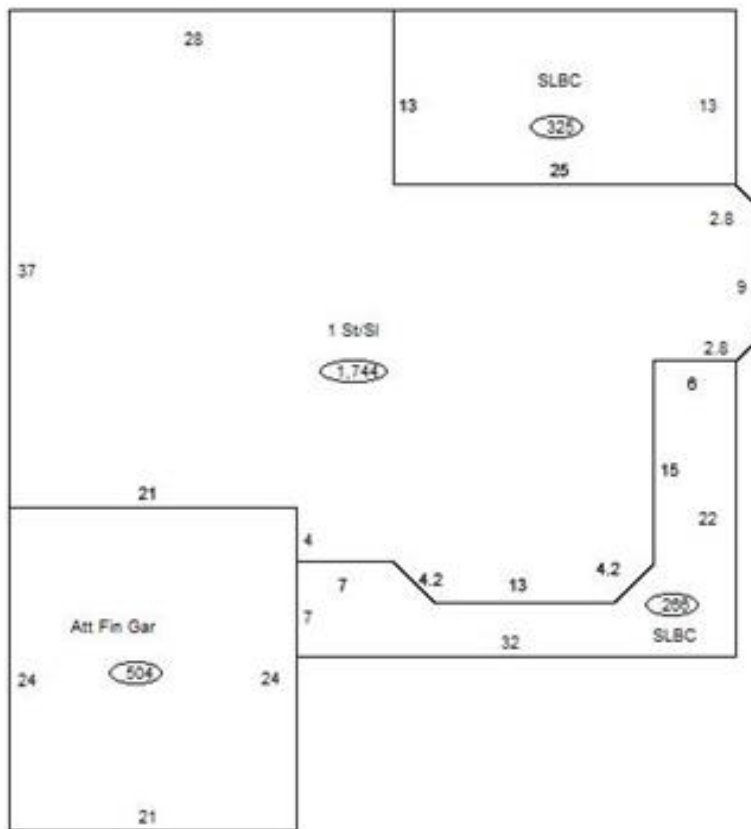
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Sketch Image

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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	1,744	1.000	1,744
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	266	1.000	266
4	M	PRCH		13	SLBC	325	1.000	325
Total Building Area						1,744		1,744



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x6	Plank	Formed Metal	48
	Qual 2	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (32.38 x 48)	1,554		155	1,399