



# 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> 660031081 <b>Parcel ID</b> 000000-00-0-20200-003-0019 <b>Cadastral ID</b> 36-20-14-02640 <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> 340215 MARSHALL PROPERTIES LLC  11273 S 212 E AVE BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 01250 WOODBRIAR LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0019 / 0003 <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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_007( 6/28/2021</p>																																																	
<b>Legal Description</b> Lot/Long: 36.17427266 -95.76971779																																																						
LOT 19 BLOCK 3 WOODCREST ESTATES					<b>Building Permits</b> <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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<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>																																													
					/	MARQUEZ, AARON	06/12/2024	112,000	10																																													
					2719/236	MARQUEZ, MARINA & HECTOR	06/11/2018	0	WB																																													
					1128/945	ROGERS, C DAVID	08/14/1998	83,000	Yes																																													
					980/410	JOHNSON, STEPHEN A &	01/27/1995	69,500	Yes																																													
					971/746	SECRETARY HOUSING & URBAN-DE	10/14/1994	0	No																																													
					838/97			0	No																																													
<b>Parcel Valuation</b>					<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>2025</td> <td>Land Value 40,111</td> <td>40,111</td> <td>11%</td> <td>4,412</td> <td>Assessed</td> <td>17,862</td> <td>1,905.16</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 122,277</td> <td>122,277</td> <td> </td> <td>13,450</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 162,388</td> <td>162,388</td> <td> </td> <td>17,862</td> <td>Total Taxable</td> <td>17,862</td> <td>1,905.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2025	Land Value 40,111	40,111	11%	4,412	Assessed	17,862	1,905.16	Year Frozen	0	Improvements 122,277	122,277		13,450	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 162,388	162,388		17,862	Total Taxable	17,862	1,905.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031081	MARSHALL PROPERTIES LLC	1	156,496	0	17,214	1,836.00																																															
2024	2024-660031081	MARSHALL PROPERTIES LLC	1	161,249	0	13,925	1,469.00																																															
2023	2023-660031081	MARQUEZ, AARON	1	120,567	0	13,262	1,361.00																																															
2022	2022-660031081	MARQUEZ, AARON	1	122,273	0	13,450	1,350.00																																															
2021	2021-660031081	MARQUEZ, AARON	1	124,580	0	13,598	1,196.00																																															
2020	2020-660031081	MARQUEZ, AARON	1	117,734	0	12,951	1,147.00																																															
2019	2019-660031081	MARQUEZ, AARON	1	114,746	0	12,622	1,133.00																																															
2018	2018-660031081	MARQUEZ, AARON	1	114,151	0	12,557	1,121.00																																															
2017	2017-660031081	MARQUEZ, MARINA & HECTOR	1	113,208	0	12,453	1,125.00																																															
2016	2016-660031081	MARQUEZ, MARINA & HECTOR	1	110,326	0	12,136	1,079.00																																															
2015	2015-660031081	MARQUEZ, MARINA & HECTOR	1	107,547	1000	10,799	965.00																																															
2014	2014-660031081	MARQUEZ, MARINA & HECTOR	1	108,420	1000	10,456	946.00																																															
2013	2013-660031081	MARQUEZ, MARINA & HECTOR	1	103,373	1000	10,122	906.00																																															



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2308 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 10,053.00 x 3.99 = 40,111 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 40,111		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,478 / 1,478
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,478
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	161,584	109.33	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	189,590		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.52	<b>Total Misc Impr</b>	+ 8,565				
<b>Roofing Adj</b>	+ 4.53	<b>Garage Cost</b>	+ 16,207				
<b>Subfloor Adj</b>	+ -1.17	<b>Total RCN</b>	= 210,823				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	- 88,546				
<b>Plumbing Adj</b>	+ 9.53	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,277				
<b>Adj Base Cost</b>	= 125.88	<b>Lot Value</b>	+ 40,111				
<b>Total Area</b>	x 1,478	<b>Indicated Value</b>	= 162,388				
<b>Adjusted Cost</b>	= 186,051	<b>Value Per SqFt</b>	109.87				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	122,277		
<b>Lot Value</b>	40,111		
<b>Indicated Value</b>	162,388	109.87	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	162,388	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	73712	11x8		88	23.99		2,111
PATO	SLAB PORCH - OPEN	73713	128		128	10.61		1,358



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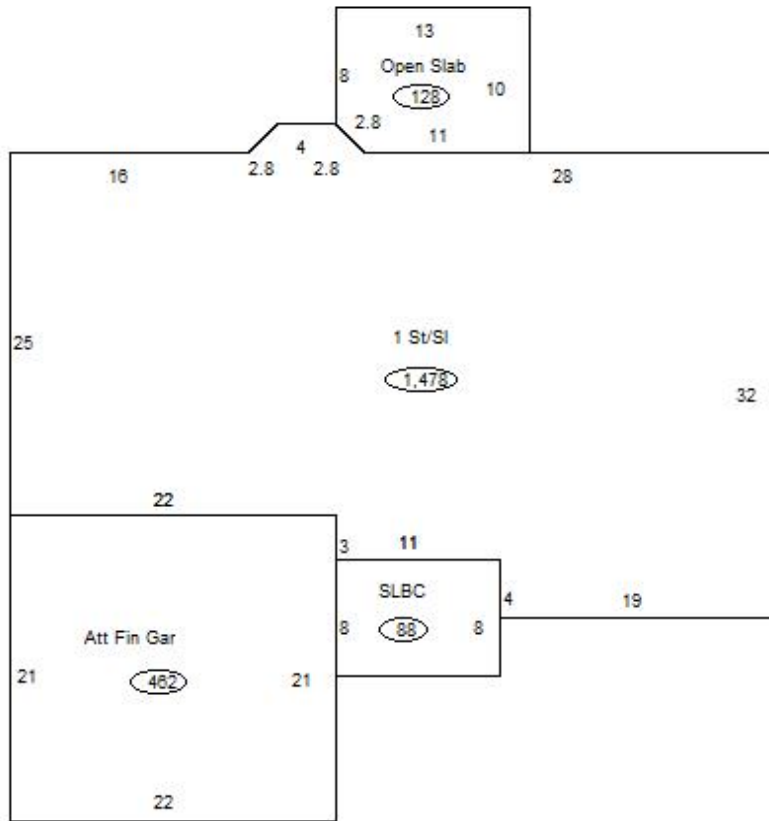
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Sketch Image

660031081



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,478	1.000	1,478
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PATO		13	Open Slab	128	1.000	128
<b>Total Building Area</b>						<b>1,478</b>		<b>1,478</b>