



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:20:55
 Page 1

Assessment Data					Primary Image														
Account 660031084 Parcel ID 000000-00-0-20200-003-0022 Cadastral ID 36-20-14-02670 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345811 SMITH, BLAIR & TRAVIS 1314 WOODBRIAR LN CATOOSA OK 74015-0000 Parcel Location Situs 01314 WOODBRIAR LN Subdivision WOODCREST ESTATES Lot/Block 0022 / 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_008 6/28/2021</p>														
Legal Description Lat/Long: 36.17455229 -95.77023225																			
LOT 22 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	/	CHURCH, BENJAMIN LAWRENCE	11/13/2024	246,000	YES										
					/	CLARK, MALCOLM H & SAUNDRA L	10/19/2023	228,000	YES										
					1141/880	HULL, JODY L &	10/26/1998	114,000	Yes										
					1004/175	BRANNOCK, JEFFREY W &	09/29/1995	110,000	Yes										
					786/662			54,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2025		Land Value	56,681	56,681	11%	6,235	Assessed	27,872										
Year Frozen	0		Improvements	209,759	196,699		21,637	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	266,440	253,380		27,872	Total Taxable	26,872										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031084	SMITH, BLAIR & TRAVIS			1	246,000	0	27,061	2,886.00										
2024	2024-660031084	CHURCH, BENJAMIN LAWRENCE			1	228,337	0	25,118	2,650.00										
2023	2023-660031084	CLARK, MALCOLM H & SAUNDRA L			1	137,837	1000	14,162	1,453.00										
2022	2022-660031084	CLARK, MALCOLM H & SAUNDRA L			1	134,466	1000	13,791	1,384.00										
2021	2021-660031084	CLARK, MALCOLM H & SAUNDRA L			1	150,784	1000	15,164	1,334.00										
2020	2020-660031084	CLARK, MALCOLM H & SAUNDRA L			1	144,828	1000	14,694	1,301.00										
2019	2019-660031084	CLARK, MALCOLM H & SAUNDRA L			1	138,516	1000	14,237	1,278.00										
2018	2018-660031084	CLARK, MALCOLM H & SAUNDRA L			1	138,961	1000	14,286	1,275.00										
2017	2017-660031084	CLARK, MALCOLM H & SAUNDRA L			1	137,575	1000	14,133	1,276.00										
2016	2016-660031084	CLARK, MALCOLM H & SAUNDRA L			1	134,180	1000	13,760	1,224.00										
2015	2015-660031084	CLARK, MALCOLM H & SAUNDRA L			1	131,294	1000	13,442	1,201.00										
2014	2014-660031084	CLARK, MALCOLM H & SAUNDRA L			1	134,951	1000	13,145	1,189.00										
2013	2013-660031084	CLARK, MALCOLM H & SAUNDRA L			1	132,037	1000	12,733	1,140.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:20:55
 Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2283 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,945.00 x 4.00 = 39,780 Factor Value Adjustments 1.4249 Lot Value 56,681		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_008 6/28/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	1,584 / 1,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,584
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1980 / 21



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,167	121.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	227,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.91	Total Misc Impr	+	35,953			
Roofing Adj	+ 4.46	Garage Cost	+	17,947			
Subfloor Adj	+ -1.15	Total RCN	=	249,635			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	67,401			
Plumbing Adj	+ 8.88	Lump Sums	+	6,447			
Basement Adj	+ 0.00	RCNLD	=	188,681			
Adj Base Cost	= 123.57	Lot Value	+	56,681			
Total Area	x 1,584	Indicated Value	=	245,362			
Adjusted Cost	= 195,735	Value Per SqFt		154.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,681		
Lot Value	56,681		
Indicated Value	245,362	154.90	Per SqFt
Agland Value			
Site Improvements	21,078		
Total Value	266,440	168.21	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
WODC	Wood Deck - Covered	73725	11x6		66	47.67		3,146
WODC	Wood Deck - Covered	73726	26x5		130	42.32	40%	3,301
PATO	SLAB PORCH - OPEN	73727	35x17		595	8.13		4,837
PRCH	SLAB PORCH - COVERED	73728	20x10		200	23.56		4,712
EPSW	ENCLOSED PORCH - SOLID WALL	73729	350		350	60.88		21,308

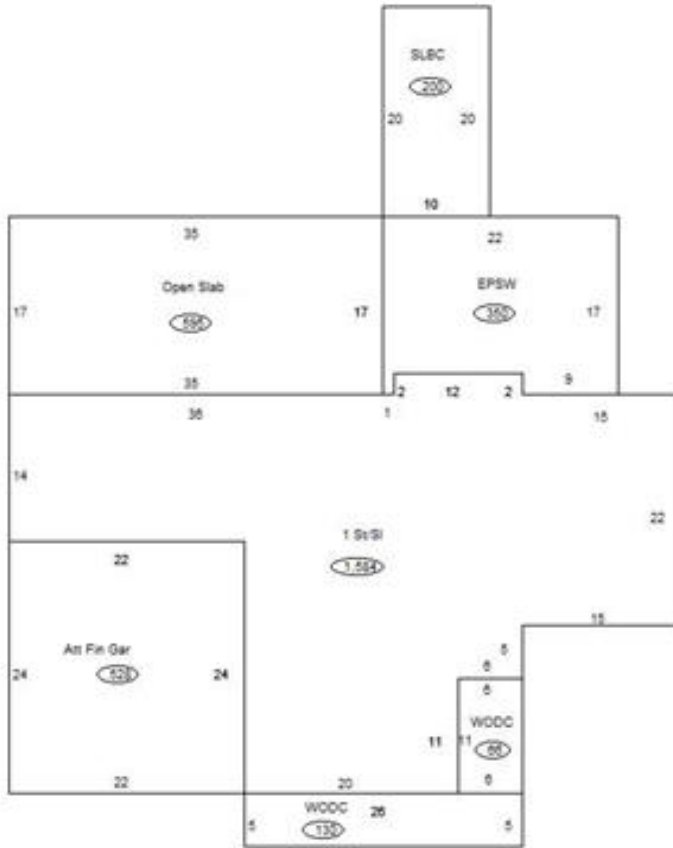


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:20:55
 Page 3

Sketch Image

660031084



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,584	1.000	1,584
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	WODC		13	WODC	66	1.000	66
4	M	WODC		13	WODC	130	1.000	130
5	M	PATO		13	Open Slab	595	1.000	595
6	M	PRCH		13	SLBC	200	1.000	200
7	M	EPSW		13	EPSW	350	1.000	350
Total Building Area						1,584		1,584



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:20:55
 Page 4

660031084

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (21.35 x 288)		6,149		6,149	2,275	3,874
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		450
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (52.58 x 450)		23,661		23,661	12,777	10,884
	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		1,120
Qual	3	Cond 3	Year 2010	Eff Age 8		
Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.77 x 1,120)		5,342		5,342	2,404	2,938
	PACN	Paving - Concrete SECONDARY DRIVEWAY	0x0x0	Concrete		1,300
Qual	3	Cond 3	Year 2010	Eff Age 8		
Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.73 x 1,300)		6,149		6,149	2,767	3,382