



# 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> 660031085 <b>Parcel ID</b> 000000-00-0-20200-003-0023 <b>Cadastral ID</b> 36-20-14-02680 <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> 329467 ANDERSON, J WILLIAM & ALISA DAWN  1326 WOODBRIAR LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01326 WOODBRIAR LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0023 / 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_008 6/28/2021</p>														
<b>Legal Description</b> Lat/Long: 36.17466388 -95.77044046																			
LOT 23 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					
Number	Description	Opened	Closed	Amount															
<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>										
H	Homestead	Yes	1,000	1,000	/	TIGGER LLC	11/21/2019	143,000	YES										
					2552/544	MYERS, DAVID L &	05/24/2016	0	4										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
<b>Remove Cap</b>	2020	<b>Land Value</b>	40,013	35,162	11%	3,868	<b>Assessed</b>	17,459	1,862.18										
<b>Year Frozen</b>	2026	<b>Improvements</b>	124,047	123,550		13,591	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-106.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	164,060	158,712		17,459	<b>Total Taxable</b>	16,459	1,756.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031085	ANDERSON, J WILLIAM &			1	159,965	1000	15,950	1,701.00										
2024	2024-660031085	ANDERSON, J WILLIAM &			1	178,519	1000	15,456	1,630.00										
2023	2023-660031085	ANDERSON, J WILLIAM &			1	145,245	1000	14,977	1,537.00										
2022	2022-660031085	ANDERSON, J WILLIAM &			1	147,299	1000	15,203	1,526.00										
2021	2021-660031085	ANDERSON, J WILLIAM &			1	152,304	1000	15,423	1,357.00										
2020	2020-660031085	ANDERSON, J WILLIAM &			1	144,953	1000	14,945	1,324.00										
2019	2019-660031085	TIGGER LLC			1	126,044	0	13,865	1,245.00										
2018	2018-660031085	TIGGER LLC			1	127,471	0	14,022	1,252.00										
2017	2017-660031085	TIGGER LLC			1	126,408	0	13,905	1,256.00										
2016	2016-660031085	TIGGER LLC			1	123,122	0	13,333	1,186.00										
2015	2015-660031085	MYERS, DAVID L &			1	121,462	0	12,698	1,135.00										
2014	2014-660031085	MYERS, DAVID L &			1	122,486	0	12,093	1,094.00										
2013	2013-660031085	MYERS, DAVID L &			1	115,347	0	11,518	1,031.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2297	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,006.00 x 4.00 = 40,013	
Factor Value		
Adjustments	1.0000	
Lot Value	40,013	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	1,611 / 1,611
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1981 / 34



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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	165,836	102.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	204,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,047		
Lot Value	40,013		
Indicated Value	164,060	101.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	164,060	101.84	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.62	Total Misc Impr	+	9,261			
Roofing Adj	+ 4.36	Garage Cost	+	15,646			
Subfloor Adj	+ -1.15	Total RCN	=	221,513			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	97,466			
Plumbing Adj	+ 8.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,047			
Adj Base Cost	= 122.04	Lot Value	+	40,013			
Total Area	x 1,611	Indicated Value	=	164,060			
Adjusted Cost	= 196,606	Value Per SqFt		101.84			

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	73732	8x5		40	24.14		966
PATO	SLAB PORCH - OPEN	73733	28x14		392	8.16		3,199



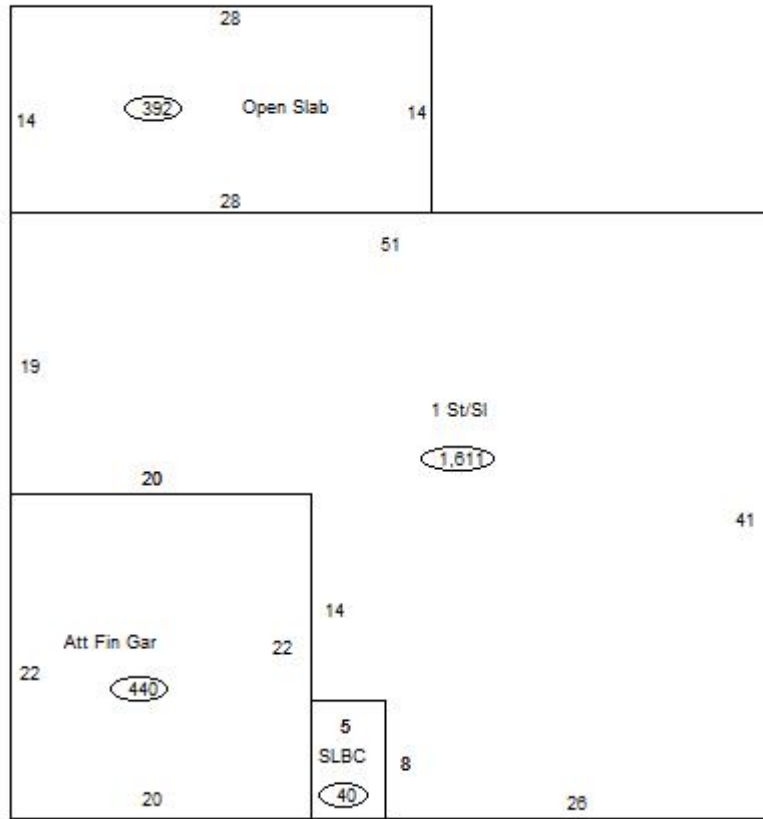
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Sketch Image

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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	1,611	1.000	1,611
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	392	1.000	392
<b>Total Building Area</b>						1,611		1,611



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRNR	Greenhouse - Residential	8x8x8	Plank	Galvanized Metal	64
	Qual 2	Cond 2	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (74% Phys/ 100% Func)	RCNLD
Base Cost (6.61 x 64)	423		423	423