



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 660031091 Parcel ID 000000-00-0-20200-003-0030 Cadastral ID 36-20-14-02750 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 268563 SELLMeyer, ROMAYNE E JR & SCARLETT G 1410 WOOD BRIAR LN CATOOSA OK 74015-0000																																																						
Parcel Location Situs 01410 WOODBRIAR LN Subdivision WOODCREST ESTATES Lot/Block 0030 / 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 Lot/Long: 36.17576694 -95.77226064					Building Permits																																																	
LOT 30 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1202/673	COOLEY, RICHARD C	11/12/1999	9,000	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>2000</td> <td>Land Value 44,505</td> <td>34,263</td> <td>11%</td> <td>3,769</td> <td>Assessed</td> <td>34,798</td> <td>3,711.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 350,193</td> <td>282,085</td> <td></td> <td>31,029</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>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 394,698</td> <td>316,348</td> <td></td> <td>34,798</td> <td>Total Taxable</td> <td>33,798</td> <td>3,605.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2000	Land Value 44,505	34,263	11%	3,769	Assessed	34,798	3,711.55	Year Frozen	0	Improvements 350,193	282,085		31,029	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 394,698	316,348		34,798	Total Taxable	33,798	3,605.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031091	SELLMEYER, ROMAYNE E JR &	1	323,836	1000	32,785	3,497.00																																															
2024	2024-660031091	SELLMEYER, ROMAYNE E JR &	1	339,177	1000	31,801	3,355.00																																															
2023	2023-660031091	SELLMEYER, ROMAYNE E JR &	1	294,791	1000	30,846	3,166.00																																															
2022	2022-660031091	SELLMEYER, ROMAYNE E JR &	1	294,779	1000	29,918	3,003.00																																															
2021	2021-660031091	SELLMEYER, ROMAYNE E JR &	1	281,565	1000	29,017	2,553.00																																															
2020	2020-660031091	SELLMEYER, ROMAYNE E JR &	1	274,511	1000	28,143	2,493.00																																															
2019	2019-660031091	SELLMEYER, ROMAYNE E JR &	1	259,985	1000	27,295	2,451.00																																															
2018	2018-660031091	SELLMEYER, ROMAYNE E JR &	1	262,299	1000	26,470	2,363.00																																															
2017	2017-660031091	SELLMEYER, ROMAYNE E JR &	1	259,925	1000	25,670	2,318.00																																															
2016	2016-660031091	SELLMEYER, ROMAYNE E JR &	1	252,687	1000	24,893	2,214.00																																															
2015	2015-660031091	SELLMEYER, ROMAYNE E JR &	1	244,323	1000	24,140	2,158.00																																															
2014	2014-660031091	SELLMEYER, ROMAYNE E JR &	1	248,905	1000	23,407	2,117.00																																															
2013	2013-660031091	SELLMEYER, ROMAYNE E JR &	1	232,952	1000	22,697	2,032.00																																															



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2788		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,145.00 x 3.66 = 44,505		
Factor Value			
Adjustments	1.0000		
Lot Value	44,505		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_0111 6/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,365 / 3,548
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,365
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	401,923	113.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	311,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.50	Total Misc Impr	+ 8,365				
Roofing Adj	+ 3.47	Garage Cost	+ 26,716				
Subfloor Adj	+ -2.27	Total RCN	= 451,865				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 103,929				
Plumbing Adj	+ 6.30	Lump Sums	+ 2,257				
Basement Adj	+ 0.00	RCNLD	= 350,193				
Adj Base Cost	= 117.47	Lot Value	+ 44,505				
Total Area	x 3,548	Indicated Value	= 394,698				
Adjusted Cost	= 416,784	Value Per SqFt	111.25				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,193		
Lot Value	44,505		
Indicated Value	394,698	111.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	394,698	111.25	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	73758	11x6		66	29.32		1,935
WODO	Wood Deck - Open	73760	70		70	32.24		2,257



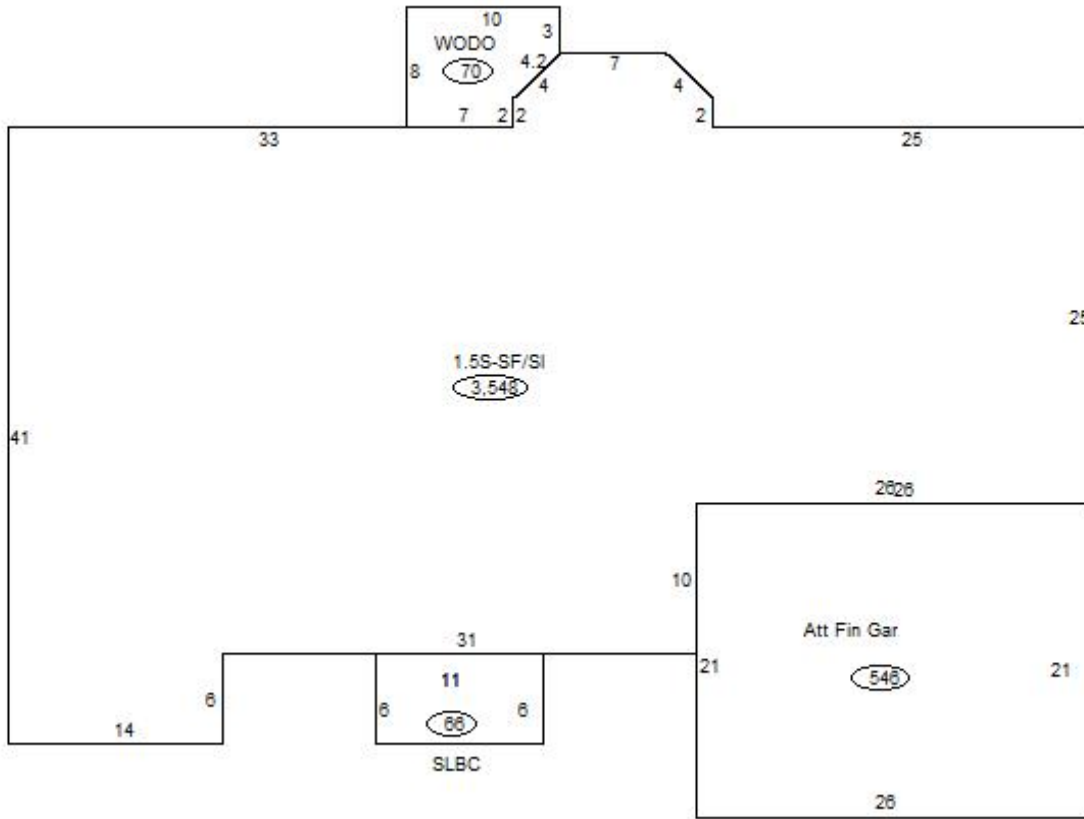
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Sketch Image

660031091



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	546	1.000	546
2	M	PRCH		13	SLBC	66	1.000	66
3	R	5	Slab	13	1.5S-SF/SI	2,365	1.500	3,548
4	M	WODO		13	WODO	70	1.000	70
Total Building Area						2,365		3,548