




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 660031106 Parcel ID 000000-00-0-20200-004-0014 Cadastral ID 36-20-14-02900 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348070 STANLEY, RUSSELL W 18681 WOODBRIAR LN CATOOSA OK 74015-0000 Parcel Location Situs 18681 WOODBRIAR LN Subdivision WOODCREST ESTATES Lot/Block 0014 / 0004 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\2021-6-28\IMG_003 6/28/2021</p>														
Legal Description Lat/Long: 36.17424702 -95.76820116																			
LOT 14 BLOCK 4 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 colspan="5"> </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	No	1,000		/	WEBSTER, MICHAEL KEITH &	08/28/2025	240,000	YES										
					/	WOOLMAN, ISIAH CONNER &	09/16/2022	221,000	YES										
					/	RECORDS, TRISH	04/20/2021	175,000	YES										
					/	KENYON, JACK RICHARD &	05/28/2020	159,000	YES										
					2240/931	WAGONER, SHARON L &	03/29/2012	86,500	YES										
					954/513	CUMMISKY, STEVE &	04/22/1994	82,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2026		Land Value	96,103	96,103	11%	10,571	Assessed	26,399										
Year Frozen	0		Improvements	143,897	143,897		15,828	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	240,000	240,000		26,399	Total Taxable	26,399										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031106	STANLEY, RUSSELL W			1	213,417	0	23,475	2,504.00										
2024	2024-660031106	WEBSTER, MICHAEL KEITH &			1	221,000	0	24,310	2,564.00										
2023	2023-660031106	WEBSTER, MICHAEL KEITH &			1	221,000	0	24,310	2,495.00										
2022	2022-660031106	WEBSTER, MICHAEL KEITH &			1	175,000	0	19,250	1,932.00										
2021	2021-660031106	WOOLMAN, ISIAH CONNER &			1	163,902	0	18,029	1,586.00										
2020	2020-660031106	RECORDS, TRISH			1	129,156	0	14,207	1,258.00										
2019	2019-660031106	KENYON, JACK RICHARD &			1	124,478	0	13,693	1,230.00										
2018	2018-660031106	KENYON, JACK RICHARD &			1	124,447	0	13,689	1,222.00										
2017	2017-660031106	KENYON, JACK RICHARD &			1	123,388	0	13,573	1,226.00										
2016	2016-660031106	KENYON, JACK RICHARD &			1	120,233	0	13,226	1,176.00										
2015	2015-660031106	KENYON, JACK RICHARD &			1	118,122	0	12,993	1,161.00										
2014	2014-660031106	KENYON, JACK RICHARD &			1	119,101	0	13,101	1,185.00										
2013	2013-660031106	KENYON, JACK RICHARD &			1	114,029	0	12,543	1,123.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2788 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,143.00 x 3.66 = 44,500 Factor Value Adjustments 2.1596 Lot Value 96,103		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,506 / 1,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,506
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	KRM -
Year/Eff Age	1979 / 29

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,959	109.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	201,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.13	Total Misc Impr	+ 23,773				
Roofing Adj	+ 4.50	Garage Cost	+ 16,761				
Subfloor Adj	+ -1.15	Total RCN	= 230,109				
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 89,743				
Plumbing Adj	+ 6.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 140,366				
Adj Base Cost	= 125.88	Lot Value	+ 96,103				
Total Area	x 1,506	Indicated Value	= 236,469				
Adjusted Cost	= 189,575	Value Per SqFt	157.02				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,366		
Lot Value	96,103		
Indicated Value	236,469	157.02	Per SqFt
Agland Value			
Site Improvements	3,531		
Total Value	240,000	159.36	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
EPSW	Enclosed Porch - Solid Wall	73805	18x16		288	61.23	17,634
PATO	SLAB PORCH - OPEN	73806	12x8		96	10.86	1,043



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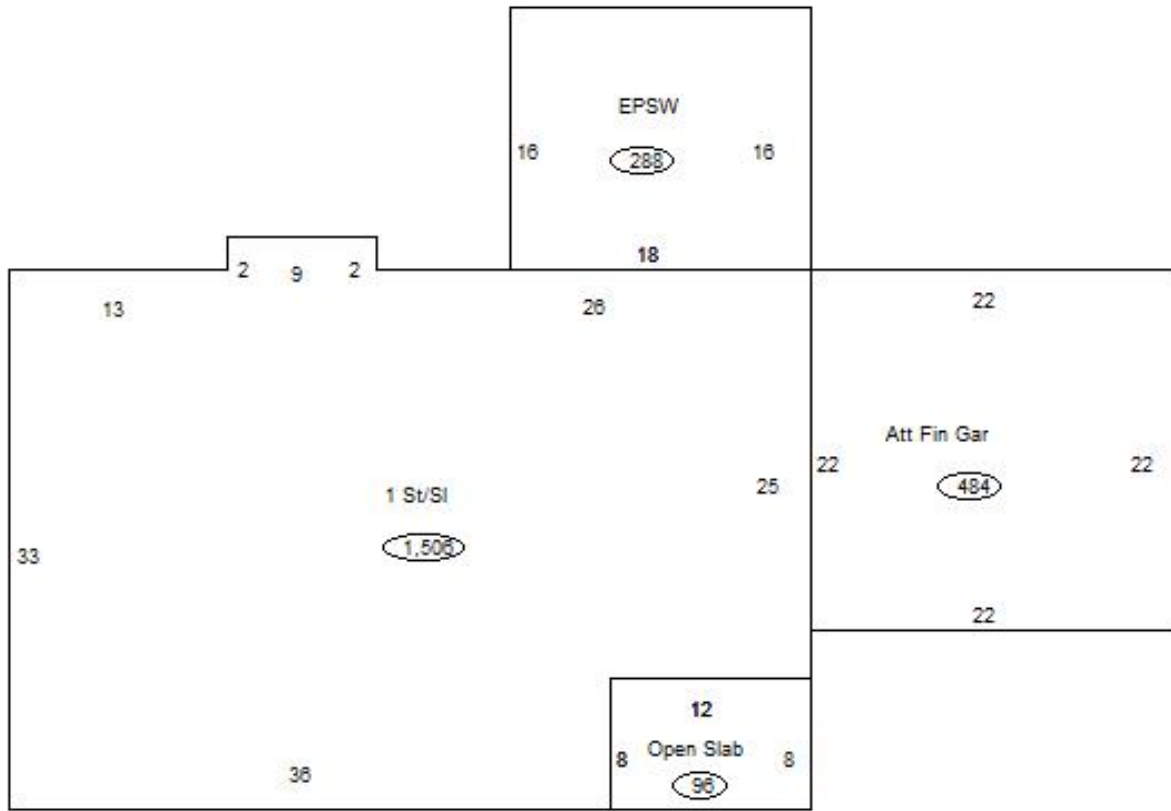
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Sketch Image

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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	1,506	1.000	1,506
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	EPSW		13	EPSW	288	1.000	288
4	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,506		1,506



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923 392	3,531