




# 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> 660031109 <b>Parcel ID</b> 000000-00-0-20200-004-0017 <b>Cadastral ID</b> 36-20-14-02930 <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> 189204 RICE, RITA F REVOCABLE TRUST  1270 ASPEN LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01270 ASPEN LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0017 / 0004 <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\2021-6-28\IMG_004; 6/28/2021</p>														
<b>Legal Description</b> Lat/Long: 36.17432046 -95.76726616																			
LOT 17 BLOCK 4 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 colspan="5" style="height: 100px;"> </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	793/556			50,000	No										
<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>										
Remove Cap	0	<b>Land Value</b>	36,392	29,851	11%	3,284	<b>Assessed</b>	15,297	1,631.58										
Year Frozen	0	<b>Improvements</b>	148,760	109,212		12,013	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-107.00										
TIF Project ID	0	<b>Total Value</b>	185,152	139,063		15,297	<b>Total Taxable</b>	14,297	1,525.00										
<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	2025-660031109	RICE, RITA F			1	188,208	1000	13,851	1,477.00										
2024	2024-660031109	RICE, RITA F			1	189,276	1000	13,419	1,416.00										
2023	2023-660031109	RICE, RITA F			1	127,264	1000	12,999	1,334.00										
2022	2022-660031109	RICE, RITA F			1	129,230	1000	13,215	1,327.00										
2021	2021-660031109	RICE, RITA F			1	137,822	1000	13,462	1,184.00										
2020	2020-660031109	RICE, RITA F			1	133,868	1000	13,041	1,155.00										
2019	2019-660031109	RICE, RITA F			1	127,430	1000	12,632	1,134.00										
2018	2018-660031109	RICE, GORDON H &			1	127,963	1000	12,235	1,092.00										
2017	2017-660031109	RICE, GORDON H &			1	116,817	1000	11,850	1,070.00										
2016	2016-660031109	RICE, GORDON H &			1	113,845	1000	11,523	1,025.00										
2015	2015-660031109	RICE, GORDON H &			1	111,201	1000	11,232	1,004.00										
2014	2014-660031109	RICE, GORDON H &			1	113,338	1000	11,448	1,036.00										
2013	2013-660031109	RICE, GORDON H &			1	123,017	1000	11,087	992.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2089	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,098.00 x 4.00 = 36,392	
Factor Value		
Adjustments	1.0000	
Lot Value	36,392	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	79% One Story 21% Garage Conversion
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	2,070 / 2,070
Style	79% One Story - 21% Garage Conversion
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,070
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

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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	182,527	88.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	47,880		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,347		
Lot Value	36,392		
Indicated Value	181,739	87.80	Per SqFt
Agland Value			
Site Improvements	3,413		
Total Value	185,152	89.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.71	Total Misc Impr	+	14,563			
Roofing Adj	+ 4.44	Garage Cost	+				
Subfloor Adj	+ -2.14	Total RCN	=	254,994			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	109,647			
Plumbing Adj	+ 7.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,347			
Adj Base Cost	= 116.15	Lot Value	+	36,392			
Total Area	x 2,070	Indicated Value	=	181,739			
Adjusted Cost	= 240,431	Value Per SqFt		87.80			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
CPAT	Carport - Attached	73817	28x19		532	10.83		5,762
PRCH	SLAB PORCH - COVERED	73818	20x6		120	26.55		3,186



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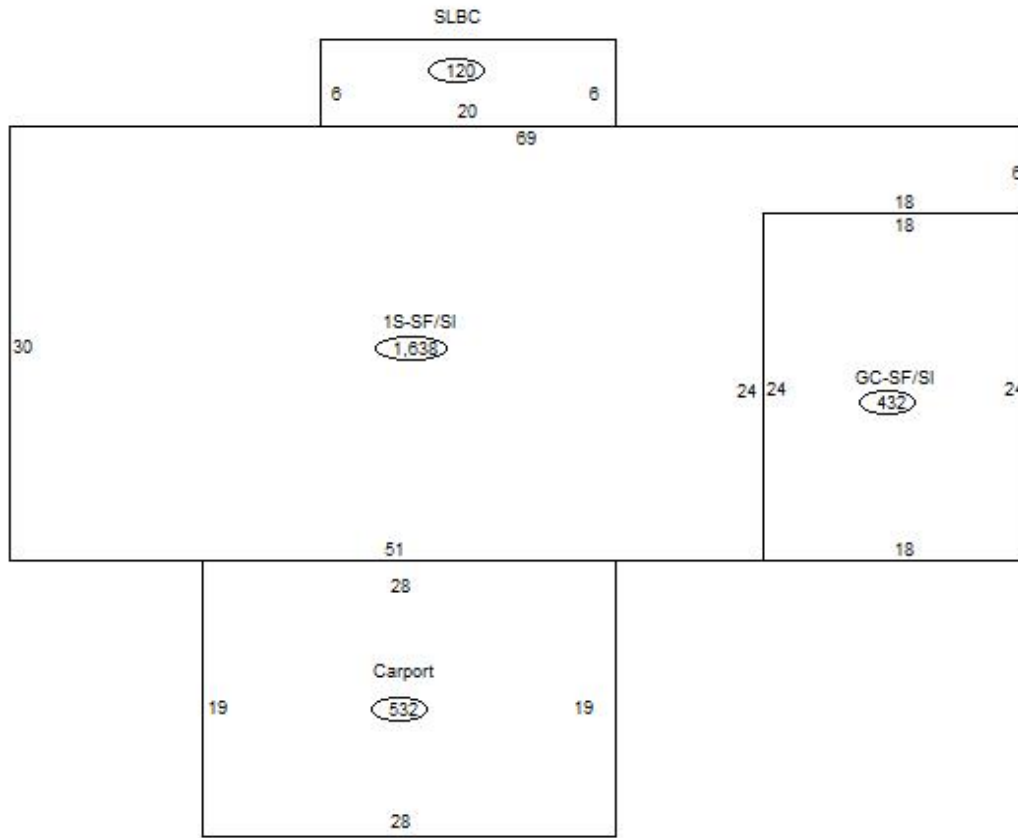
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	CPAT		13	Carport	532	1.000	532
2	M	PRCH		13	SLBC	120	1.000	120
3	R	1	Slab	13	1S-SF/SI	1,638	1.000	1,638
4	R	22	Slab	13	GC-SF/SI	432	1.000	432
<b>Total Building Area</b>						<b>2,070</b>		<b>2,070</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	546	1,828

	SHDS	Shed - Small	8x8x8	Plank	Composition Shingle	64
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (32.15 x 64)	2,058		2,058	473	1,585