



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	660031128				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_014 6/28/2021</p>				
Parcel ID	000000-00-0-20200-005-0005								
Cadastral ID	36-20-14-03130								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	253099								
BUCK, JANIS C &									
EDWIN L CANAFAX									
1262 FORREST LN									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	01262 FOREST LN								
Subdivision	WOODCREST ESTATES								
Lot/Block	0005 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	36 / 20 / 14 / 5								
Neighborhood	1193 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.17396510 -95.77114376									
LOT 5 BLOCK 5 WOODCREST ESTATES									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
888/485	BUCK, DAVID K &	08/03/1992	6,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	47,113	32,559	11%	3,581	Assessed	25,267 2,694.98	
Year Frozen	2020	Improvements	285,266	197,143		21,686	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -213.00	
TIF Project ID	0	Total Value	332,379	229,702		25,267	Total Taxable	23,267 2,482.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031128	BUCK, JANIS C &	1	327,480	2000	23,267	2,482.00		
2024	2024-660031128	BUCK, JANIS C &	1	323,395	2000	23,268	2,455.00		
2023	2023-660031128	BUCK, JANIS C &	1	288,801	2000	23,267	2,388.00		
2022	2022-660031128	BUCK, JANIS C &	1	288,459	2000	23,267	2,336.00		
2021	2021-660031128	BUCK, JANIS C &	1	282,512	2000	23,267	2,047.00		
2020	2020-660031128	BUCK, JANIS C &	1	278,439	2000	23,267	2,061.00		
2019	2019-660031128	BUCK, JANIS C &	1	264,134	1000	23,531	2,113.00		
2018	2018-660031128	BUCK, JANIS C &	1	267,059	1000	22,817	2,037.00		
2017	2017-660031128	BUCK, JANIS C &	1	264,660	1000	22,123	1,998.00		
2016	2016-660031128	BUCK, JANIS C &	1	257,095	1000	21,450	1,908.00		
2015	2015-660031128	BUCK, JANIS C &	1	250,282	1000	20,796	1,859.00		
2014	2014-660031128	BUCK, JANIS C &	1	255,552	1000	20,161	1,824.00		
2013	2013-660031128	BUCK, JANIS C &	1	239,914	1000	19,545	1,749.00		



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3073		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	13,387.00 x 3.52 = 47,113		
Factor Value			
Adjustments	1.0000		
Lot Value	47,113		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,839 / 3,069
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,839
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	385,345	125.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	345,750		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.04	Total Misc Impr	+ 16,394
Roofing Adj	+ 3.61	Garage Cost	+ 29,458
Subfloor Adj	+ -2.90	Total RCN	= 405,723
Heat/Cool Adj	+ 16.31	Depreciation (32%)	- 129,831
Plumbing Adj	+ 8.20	Lump Sums	+ 7,143
Basement Adj	+ 0.00	RCNLD	= 283,035
Adj Base Cost	= 117.26	Lot Value	+ 47,113
Total Area	x 3,069	Indicated Value	= 330,148
Adjusted Cost	= 359,871	Value Per SqFt	107.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	283,035		
Lot Value	47,113		
Indicated Value	330,148	107.58	Per SqFt
Agland Value			
Site Improvements	2,231		
Total Value	332,379	108.30	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	7,243.87		7,244
PATO	SLAB PORCH - OPEN	73884		577	577	10.78		6,220
WODO	WOOD DECK - OPEN	73885	28x16		448	21.26	25%	7,143
PRCH	SLAB PORCH - COVERED	73886	10x6		60	33.00		1,980
PATO	SLAB PORCH - OPEN	73887	11x6		66	14.39		950



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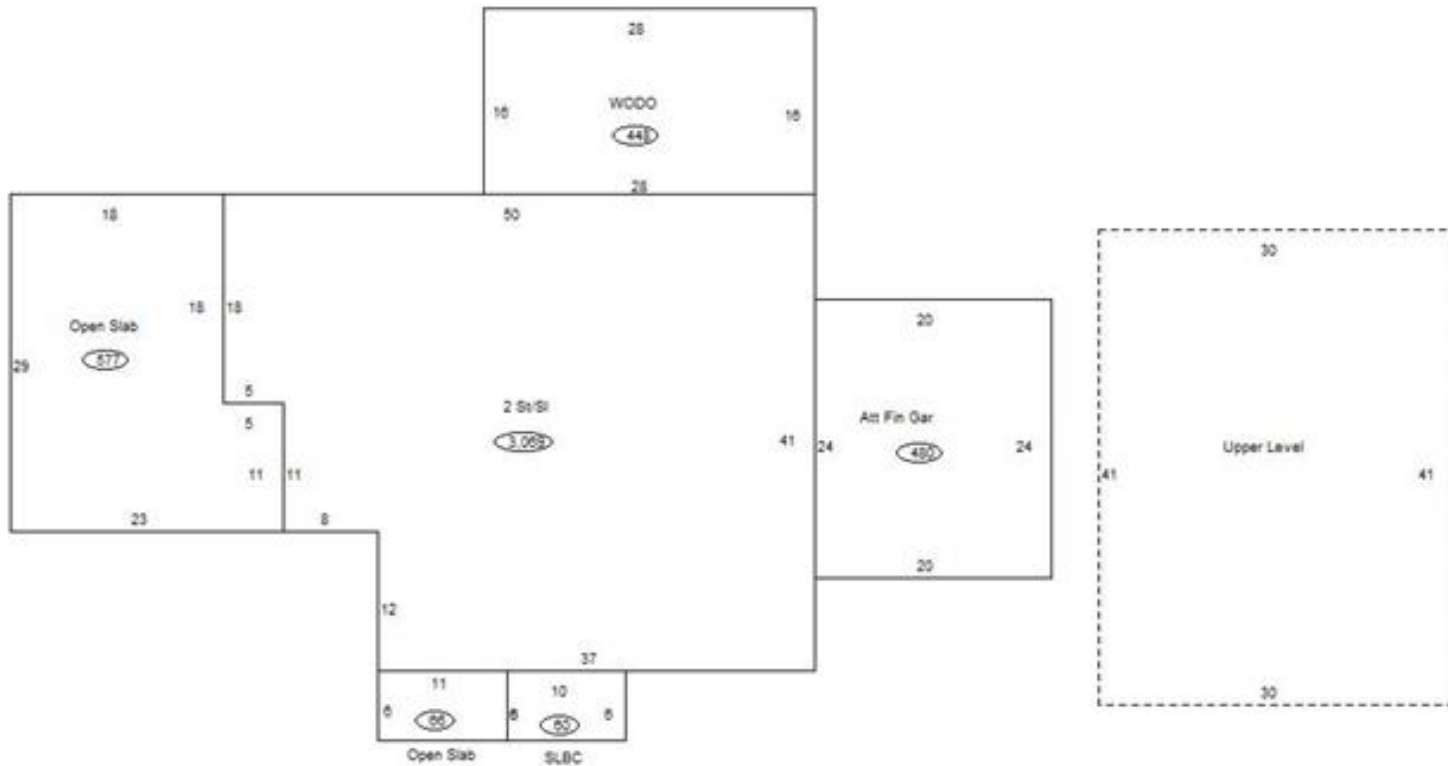
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,839	1.669	3,069
2	U	^UL	Overhang	13	Upper Level	1,230	1.000	1,230
3	G	5	Slab	13	Att Fin Gar	480	1.000	480
4	M	PATO		13	Open Slab	577	1.000	577
5	M	WODO		13	WODO	448	1.000	448
6	M	PRCH		13	SLBC	60	1.000	60
7	M	PATO		13	Open Slab	66	1.000	66
Total Building Area						1,839		3,069



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (28.83 x 96)	2,768		2,768	1,633	1,135

	WODO	Wood Deck - Open	8x15x8	Plank		120
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (26.09 x 120)	3,131		3,131	2,035	1,096