



# 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> 660031143 <b>Parcel ID</b> 000000-00-0-20200-007-0003 <b>Cadastral ID</b> 36-20-14-03280 <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> 252936 OLANDESE, DAVID E &  KARRY J 24513 S MEADOW CIRCLE RD CLAREMORE OK 74019-3708  <b>Parcel Location</b> <b>Situs</b> 18361 WOODCREST LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0003 / 0007 Parcel Size 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\2021-6-29\IMG_004; 6/29/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.17665374 -95.77160446																																																						
LOT 3 BLOCK 7 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																																								
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<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>																																													
					887/497	SKINNER, JIM DBA	07/10/1992	69,000	Yes																																													
<b>Parcel Valuation</b>					<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>0</td> <td>Land Value 40,970</td> <td>36,952</td> <td>11%</td> <td>4,065</td> <td>Assessed</td> <td>22,514</td> <td>2,401.34</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 171,969</td> <td>167,722</td> <td></td> <td>18,449</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 212,939</td> <td>204,674</td> <td></td> <td>22,514</td> <td>Total Taxable</td> <td>22,514</td> <td>2,401.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 40,970	36,952	11%	4,065	Assessed	22,514	2,401.34	Year Frozen	0	Improvements 171,969	167,722		18,449	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 212,939	204,674		22,514	Total Taxable	22,514	2,401.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031143	OLANDESE, DAVID E &	1	208,069	0	21,442	2,287.00																																															
2024	2024-660031143	OLANDESE, DAVID E &	1	211,144	0	20,421	2,154.00																																															
2023	2023-660031143	OLANDESE, DAVID E &	1	176,806	0	19,449	1,996.00																																															
2022	2022-660031143	OLANDESE, DAVID E &	1	170,431	0	18,747	1,882.00																																															
2021	2021-660031143	OLANDESE, DAVID E &	1	167,650	0	18,442	1,623.00																																															
2020	2020-660031143	OLANDESE, DAVID E &	1	161,619	0	17,749	1,572.00																																															
2019	2019-660031143	OLANDESE, DAVID E &	1	153,669	0	16,904	1,518.00																																															
2018	2018-660031143	OLANDESE, DAVID E &	1	154,686	0	17,015	1,519.00																																															
2017	2017-660031143	OLANDESE, DAVID E &	1	153,377	0	16,533	1,493.00																																															
2016	2016-660031143	OLANDESE, DAVID E &	1	149,339	0	15,746	1,400.00																																															
2015	2015-660031143	OLANDESE, DAVID E &	1	147,115	0	14,997	1,340.00																																															
2014	2014-660031143	OLANDESE, DAVID E &	1	151,501	0	14,282	1,292.00																																															
2013	2013-660031143	OLANDESE, DAVID E &	1	142,232	0	13,603	1,218.00																																															



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2402		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,462.00 x 3.92 = 40,970		
Factor Value			
Adjustments	1.0000		
Lot Value	40,970		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,133 / 2,043
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,133
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	229,772 112.47 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	224,050 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	170,898
Lot Value	40,970
Indicated Value	211,868 103.70 Per SqFt
Agland Value	
Site Improvements	1,071
Total Value	212,939 104.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.91	Total Misc Impr	+ 2,886
Roofing Adj	+ 2.96	Garage Cost	+ 18,168
Subfloor Adj	+ -1.39	Total RCN	= 251,321
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 80,423
Plumbing Adj	+ 7.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,898
Adj Base Cost	= 112.71	Lot Value	+ 40,970
Total Area	x 2,043	Indicated Value	= 211,868
Adjusted Cost	= 230,267	Value Per SqFt	103.70

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	73946	15x5		75	26.69		2,002
PATO	SLAB PORCH - OPEN	73948	11x7		77	11.48		884



# Rogers

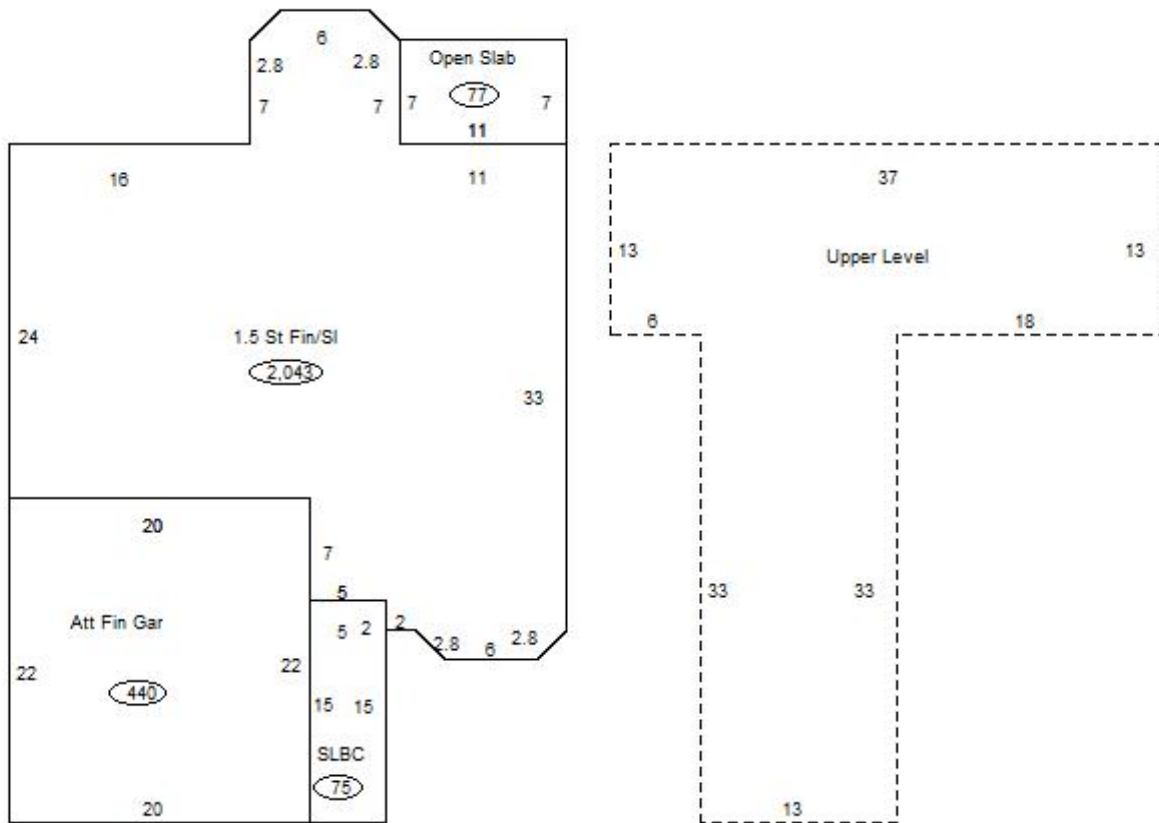
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,133	1.803	2,043
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	75	1.000	75
4	U	^UL	Overhang	13	Upper Level	910	1.000	910
5	M	PATO		13	Open Slab	77	1.000	77
<b>Total Building Area</b>						<b>1,133</b>		<b>2,043</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (21.77 x 120)	2,612		2,612	1,541
				1,071