



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:20:31
Page 1

Assessment Data					Primary Image																																																	
Account 660031160 Parcel ID 000000-00-0-20200-007-0020 Cadastral ID 36-20-14-03450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 298571 TUCKER, JOSHUA J & HOLLY 1391 ASPEN LN CATOOSA OK 74015-0000 Parcel Location Situs 01391 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0020 / 0007 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\2021-6-29\IMG_008' 6/30/2021</p>																																																	
Legal Description Lat/Long: 36.17595218 -95.76966868																																																						
LOT 20 BLOCK 7 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> </td> <td> </td> <td> </td> <td> </td> <td> </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																																													
					1970/171	HICKS, STACY L & HANNAH F	07/29/2008	145,000	YES																																													
					1235/106	ROGERS, CHARLES T &--ESTELLA B	06/19/2000	115,000	Yes																																													
					1211/454	SNODGRASS, PHIL & JUDY--LOUISE	01/11/2000	112,500	No																																													
					1211/452	FOSTER, ANTHONY H	08/18/1993	85,500	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>2009</td> <td>Land Value 39,652</td> <td>39,652</td> <td>11%</td> <td>4,362</td> <td>Assessed</td> <td>19,585</td> <td>2,088.94</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 141,866</td> <td>138,396</td> <td> </td> <td>15,223</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 181,518</td> <td>178,048</td> <td> </td> <td>19,585</td> <td>Total Taxable</td> <td>19,585</td> <td>2,089.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2009	Land Value 39,652	39,652	11%	4,362	Assessed	19,585	2,088.94	Year Frozen	0	Improvements 141,866	138,396		15,223	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 181,518	178,048		19,585	Total Taxable	19,585	2,089.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																														
Remove Cap	2009	Land Value 39,652	39,652	11%	4,362	Assessed	19,585	2,088.94																																														
Year Frozen	0	Improvements 141,866	138,396		15,223	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 181,518	178,048		19,585	Total Taxable	19,585	2,089.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660031160	TUCKER, JOSHUA J &			1	169,570	0	18,653	1,990.00																																													
2024	2024-660031160	TUCKER, JOSHUA J &			1	188,381	0	18,053	1,904.00																																													
2023	2023-660031160	TUCKER, JOSHUA J &			1	156,304	0	17,193	1,765.00																																													
2022	2022-660031160	TUCKER, JOSHUA J &			1	158,717	0	17,459	1,753.00																																													
2021	2021-660031160	TUCKER, JOSHUA J &			1	173,221	0	19,054	1,676.00																																													
2020	2020-660031160	TUCKER, JOSHUA J &			1	167,279	0	18,372	1,627.00																																													
2019	2019-660031160	TUCKER, JOSHUA J &			1	159,067	0	17,497	1,571.00																																													
2018	2018-660031160	TUCKER, JOSHUA J &			1	160,713	0	17,678	1,578.00																																													
2017	2017-660031160	TUCKER, JOSHUA J &			1	159,305	0	17,524	1,582.00																																													
2016	2016-660031160	TUCKER, JOSHUA J &			1	155,045	0	17,055	1,517.00																																													
2015	2015-660031160	TUCKER, JOSHUA J &			1	151,259	0	16,629	1,486.00																																													
2014	2014-660031160	TUCKER, JOSHUA J &			1	155,212	0	15,838	1,433.00																																													
2013	2013-660031160	TUCKER, JOSHUA J &			1	145,642	0	15,084	1,350.00																																													



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:20:31
Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2276 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,913.00 x 4.00 = 39,652 Factor Value Adjustments 1.0000 Lot Value 39,652		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	CONT CONTEMPORARY
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	1,416 / 1,986
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,416
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 44



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_008' 6/30/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	216,226	108.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	244,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.41	Total Misc Impr	+	9,516			
Roofing Adj	+ 3.61	Garage Cost	+	18,168			
Subfloor Adj	+ -1.72	Total RCN	=	267,533			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	131,091			
Plumbing Adj	+ 9.83	Lump Sums	+	3,370			
Basement Adj	+ 0.00	RCNLD	=	139,812			
Adj Base Cost	= 120.77	Lot Value	+	39,652			
Total Area	x 1,986	Indicated Value	=	179,464			
Adjusted Cost	= 239,849	Value Per SqFt		90.36			

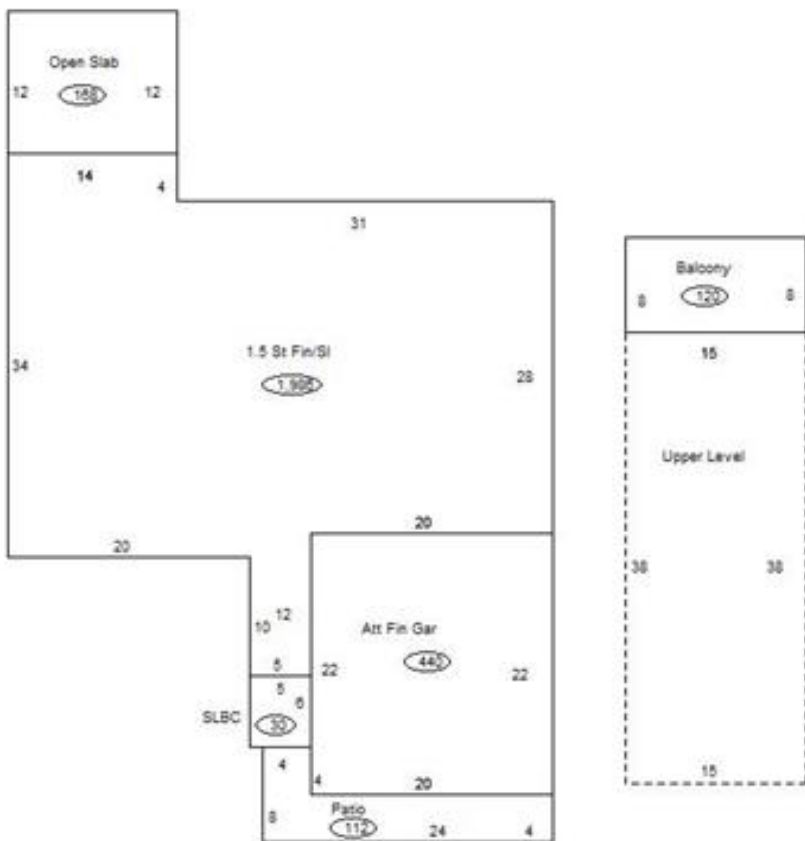
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,812		
Lot Value	39,652		
Indicated Value	179,464	90.36	Per SqFt
Agland Value			
Site Improvements	2,054		
Total Value	181,518	91.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73994	6x5		30	26.84		805
PATO	SLAB PORCH - OPEN	73995	14x12		168	10.85		1,823
PATO	Patio - Open	73996	112		112	11.37		1,273
BALW	BALCONY - WOOD	73997	15x8		120	28.08		3,370



Sketch Image

660031160



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	1,416	1.403	1,986
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PATO		13	Open Slab	168	1.000	168
5	M	PATO		13	Patio	112	1.000	112
6	M	BALW		13	Balcony	120	1.000	120
7	U	^UL	Overhang	13	Upper Level	570	1.000	570
Total Building Area						1,416		1,986



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:20:31
Page 4

660031160

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond	3	Year	2020
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	614
				2,054