



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:20:27
Page 1

Assessment Data					Primary Image									
Account	660031164													
Parcel ID	000000-00-0-20200-007-0024													
Cadastral ID	36-20-14-03490													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	309695													
DESELM, DARIN TEX & REGINA MARIE														
1351 ASPEN LN CATOOSA OK 74015-0000														
Parcel Location														
Situs	01351 ASPEN LN													
Subdivision	WOODCREST ESTATES													
Lot/Block	0024 / 0007	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: 36.17552758 -95.76871250														
Building Permits														
LOT 24 BLOCK 7 WOODCREST ESTATES														
<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					
H	Homestead	Yes	1,000	1,000	2326/316	BIGGS, JEFFREY L &	05/10/2013	175,000	YES					
H	Homestead	No	1,000		838/45			12,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2014	Land Value	49,129	40,970	11%	4,507	Assessed	25,479	2,717.59					
Year Frozen	0	Improvements	217,018	190,652		20,972	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	266,147	231,622		25,479	Total Taxable	24,479	2,611.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031164	DESELM, DARIN TEX &	1	257,394	1000	23,736	2,532.00							
2024	2024-660031164	DESELM, DARIN TEX &	1	251,444	1000	23,016	2,428.00							
2023	2023-660031164	DESELM, DARIN TEX &	1	218,289	1000	22,316	2,290.00							
2022	2022-660031164	DESELM, DARIN TEX &	1	223,828	1000	21,638	2,172.00							
2021	2021-660031164	DESELM, DARIN TEX &	1	210,430	1000	20,978	1,846.00							
2020	2020-660031164	DESELM, DARIN TEX &	1	204,197	1000	20,338	1,801.00							
2019	2019-660031164	DESELM, DARIN TEX &	1	193,641	1000	19,717	1,771.00							
2018	2018-660031164	DESELM, DARIN TEX &	1	196,377	1000	19,113	1,706.00							
2017	2017-660031164	DESELM, DARIN TEX &	1	177,523	1000	18,528	1,673.00							
2016	2016-660031164	DESELM, DARIN TEX &	1	172,770	1000	18,005	1,601.00							
2015	2015-660031164	DESELM, DARIN TEX &	1	169,936	1000	17,693	1,581.00							
2014	2014-660031164	DESELM, DARIN TEX &	1	176,919	1000	18,461	1,670.00							
2013	2013-660031164	DESELM, DARIN TEX &	1	177,176	1000	15,618	1,398.00							



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Date 04/16/2026
Time 21:20:27
Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3294	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,347.00 x 3.42 = 49,129	
Factor Value		
Adjustments	1.0000	
Lot Value	49,129	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,251 / 2,429
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,251
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_009' 6/30/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	290,021	119.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	282,140		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.74	Total Misc Impr	+	12,183			
Roofing Adj	+ 3.06	Garage Cost	+	24,302			
Subfloor Adj	+ -1.97	Total RCN	=	326,775			
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	111,104			
Plumbing Adj	+ 9.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	215,671			
Adj Base Cost	= 119.51	Lot Value	+	49,129			
Total Area	x 2,429	Indicated Value	=	264,800			
Adjusted Cost	= 290,290	Value Per SqFt		109.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,671		
Lot Value	49,129		
Indicated Value	264,800	109.02	Per SqFt
Agland Value			
Site Improvements	1,347		
Total Value	266,147	109.57	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	74013	10x4		40	29.40		1,176
PRCH	SLAB PORCH - COVERED	74014	158		158	28.97		4,577



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Date 04/16/2026
Time 21:20:27
Page 4

660031164

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x8	Plank	Composition Shingle	48
	Qual	3	Cond	3	Year	2020
				Eff	Age	5
						0
						0
						0
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (36.45 x 48)		1,750	1,750	403	1,347