




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 21:20:08
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|----------------------|----------------|------------------|--|--------------------|-------------|--------------|-------------|--------|-------------|-----------|--------|-------------|----------|-----------|---------|-------------|------------|------|-------------------|--------|-----|-------|----------|--------|----------|-------------|------|----------------------|---------|--|--------|---------|---|--|----------------|---|---------------|---|--|---|-----------|---|------|----------------|---|---------------------|---------|--|--------|---------------|--------|----------|
| Account 660031218 Parcel ID 000000-00-0-20200-010-0001 Cadastral ID 36-20-14-04030 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 322735 BOWMAN, ERIC ROBBY 18900 RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 18900 S RIDGE RD Subdivision WOODCREST ESTATES Lot/Block 0001 / 0010 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\2021-7-2\IMG_0001. 7/2/2021</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.17359208 -95.76575726 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 1 BLOCK 10 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | 2664/911 | BAGWELL, CHARLES E | 09/29/2017 | 145,000 | 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>2018</td> <td>Land Value 45,496</td> <td>45,496</td> <td>11%</td> <td>5,005</td> <td>Assessed</td> <td>20,558</td> <td>2,192.72</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 141,388</td> <td>141,388</td> <td> </td> <td>15,553</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 186,884</td> <td>186,884</td> <td> </td> <td>20,558</td> <td>Total Taxable</td> <td>20,558</td> <td>2,193.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | Remove Cap | 2018 | Land Value 45,496 | 45,496 | 11% | 5,005 | Assessed | 20,558 | 2,192.72 | Year Frozen | 2005 | Improvements 141,388 | 141,388 | | 15,553 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 186,884 | 186,884 | | 20,558 | Total Taxable | 20,558 | 2,193.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2018 | Land Value 45,496 | 45,496 | 11% | 5,005 | Assessed | 20,558 | 2,192.72 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 2005 | Improvements 141,388 | 141,388 | | 15,553 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 186,884 | 186,884 | | 20,558 | Total Taxable | 20,558 | 2,193.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660031218 | BOWMAN, ERIC ROBBY | 1 | 180,188 | 0 | 19,821 | 2,114.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660031218 | BOWMAN, ERIC ROBBY | 1 | 206,518 | 0 | 18,955 | 2,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660031218 | BOWMAN, ERIC ROBBY | 1 | 164,117 | 0 | 18,053 | 1,853.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660031218 | BOWMAN, ERIC ROBBY | 1 | 166,221 | 0 | 18,284 | 1,835.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660031218 | BOWMAN, ERIC ROBBY | 1 | 160,089 | 0 | 17,610 | 1,549.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660031218 | BOWMAN, ERIC ROBBY | 1 | 155,811 | 0 | 17,100 | 1,515.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660031218 | BOWMAN, ERIC ROBBY | 1 | 148,056 | 0 | 16,286 | 1,462.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660031218 | BOWMAN, ERIC ROBBY | 1 | 147,117 | 0 | 16,183 | 1,444.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660031218 | BAGWELL, CHARLES E | 1 | 134,052 | 1000 | 10,269 | 927.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660031218 | BAGWELL, CHARLES E | 1 | 130,581 | 1000 | 10,269 | 913.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660031218 | BAGWELL, CHARLES E | 1 | 128,114 | 1000 | 10,269 | 918.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660031218 | BAGWELL, CHARLES E | 1 | 130,500 | 1000 | 10,269 | 929.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660031218 | BAGWELL, CHARLES E | 1 | 123,261 | 1000 | 10,269 | 919.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

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| Lot Data | Square-Foot - NBHD 1193 #1 | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2897 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,617.00 x 3.61 = 45,496 Factor Value Adjustments 1.0000 Lot Value 45,496 | | |

| Residential Data | |
|------------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 70% Veneer, Masonry 30% Frame, Siding, Wood |
| Base/Total Area | 1,670 / 1,790 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,670 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 440 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1986 / 30 |



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| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 181,758 | 101.54 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 228,590 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| Base Cost | 93.91 | Total Misc Impr | + 11,824 | | | | |
| Roofing Adj | + 4.13 | Garage Cost | + 15,646 | | | | |
| Subfloor Adj | + -1.08 | Total RCN | = 235,647 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (40%) | - 94,259 | | | | |
| Plumbing Adj | + 7.87 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 141,388 | | | | |
| Adj Base Cost | = 116.30 | Lot Value | + 45,496 | | | | |
| Total Area | x 1,790 | Indicated Value | = 186,884 | | | | |
| Adjusted Cost | = 208,177 | Value Per SqFt | 104.40 | | | | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 141,388 | | |
| Lot Value | 45,496 | | |
| Indicated Value | 186,884 | 104.40 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 186,884 | 104.40 | 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 | 5,095.98 | | 5,096 |
| PRCH | SLAB PORCH - COVERED | 74133 | | 84 | 84 | 24.00 | | 2,016 |
| PRCH | SLAB PORCH - COVERED | 74134 | 20x10 | | 200 | 23.56 | | 4,712 |



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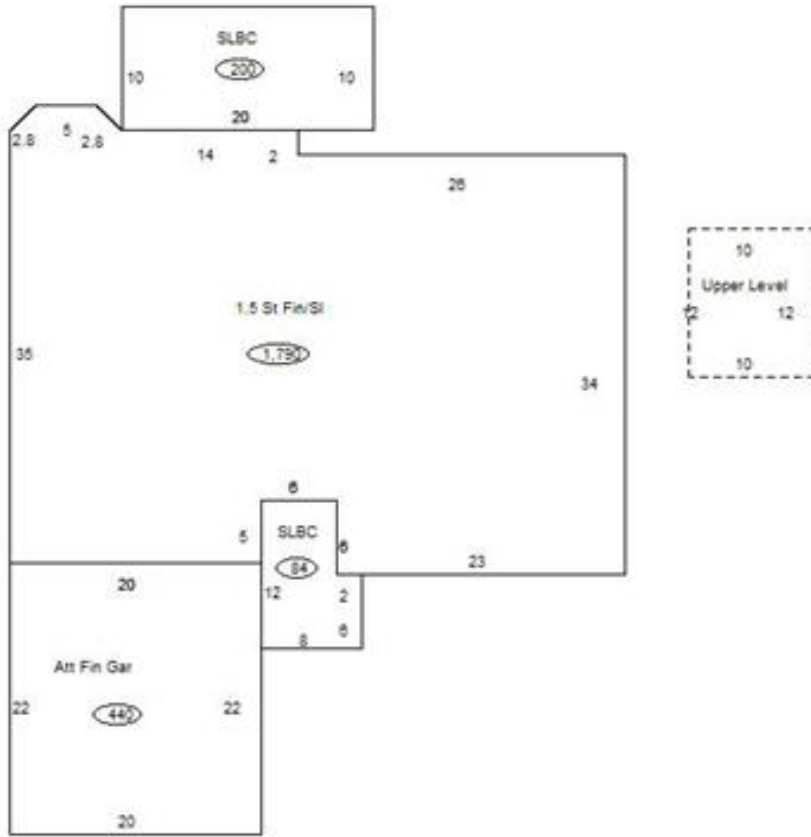
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Sketch Image

660031218



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/SI | 1,670 | 1.072 | 1,790 |
| 2 | G | 5 | | 13 | Att Fin Gar | 440 | 1.000 | 440 |
| 3 | M | PRCH | | 13 | SLBC | 84 | 1.000 | 84 |
| 4 | M | PRCH | | 13 | SLBC | 200 | 1.000 | 200 |
| 5 | U | ^UL | Overhang | 13 | Upper Level | 120 | 1.000 | 120 |
| Total Building Area | | | | | | 1,670 | | 1,790 |