




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 660031223 Parcel ID 000000-00-0-20200-010-0006 Cadastral ID 36-20-14-04080 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 323726 VANG, VANESSA MOUA 19080 RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 19080 S RIDGE RD Subdivision WOODCREST ESTATES Lot/Block 0006 / 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_0017. 7/2/2021</p>														
Legal Description Lat/Long: 36.17365233 -95.76430213																			
LOT 6 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										
					2689/779	GORDON, JOSEPH W &	01/29/2018	165,000	YES										
					2571/446	GORDON, JOSEPH W	08/19/2016	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2019		Land Value	79,959	33,189	11%	3,651	Assessed	22,276	2,375.96									
Year Frozen	0		Improvements	173,083	169,316		18,625	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	253,042	202,505		22,276	Total Taxable	22,276	2,376.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031223	VANG, VANESSA MOUA			1	249,435	0	21,215	2,263.00										
2024	2024-660031223	VANG, VANESSA MOUA			1	309,238	0	20,204	2,131.00										
2023	2023-660031223	VANG, VANESSA MOUA			1	174,933	0	19,243	1,975.00										
2022	2022-660031223	VANG, VANESSA MOUA			1	174,928	0	19,242	1,932.00										
2021	2021-660031223	VANG, VANESSA MOUA			1	182,597	0	20,086	1,767.00										
2020	2020-660031223	VANG, VANESSA MOUA			1	177,533	0	19,441	1,722.00										
2019	2019-660031223	VANG, VANESSA MOUA			1	168,320	0	18,515	1,663.00										
2018	2018-660031223	VANG, VANESSA MOUA			1	172,624	0	18,802	1,678.00										
2017	2017-660031223	GORDON, JOSEPH W &			1	171,120	0	17,906	1,617.00										
2016	2016-660031223	GORDON, JOSEPH W &			1	166,522	0	17,054	1,517.00										
2015	2015-660031223	GORDON, JOSEPH W			1	161,047	0	16,242	1,452.00										
2014	2014-660031223	GORDON, JOSEPH W			1	165,988	0	15,468	1,399.00										
2013	2013-660031223	GORDON, JOSEPH W			1	155,745	0	14,732	1,319.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.6664 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 29,028.00 x 2.75 = 79,959 Factor Value Adjustments 1.0000 Lot Value 79,959		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0017. 7/2/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,166 / 2,166
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,166
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	233,111	107.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	248,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.41	Total Misc Impr	+ 5,938				
Roofing Adj	+ 4.61	Garage Cost	+ 19,457				
Subfloor Adj	+ -2.19	Total RCN	= 297,206				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 127,799				
Plumbing Adj	+ 9.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,407				
Adj Base Cost	= 125.49	Lot Value	+ 79,959				
Total Area	x 2,166	Indicated Value	= 249,366				
Adjusted Cost	= 271,811	Value Per SqFt	115.13				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,407		
Lot Value	79,959		
Indicated Value	249,366	115.13	Per SqFt
Agland Value			
Site Improvements	3,676		
Total Value	253,042	116.82	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	74154		6x2	12	26.89		323



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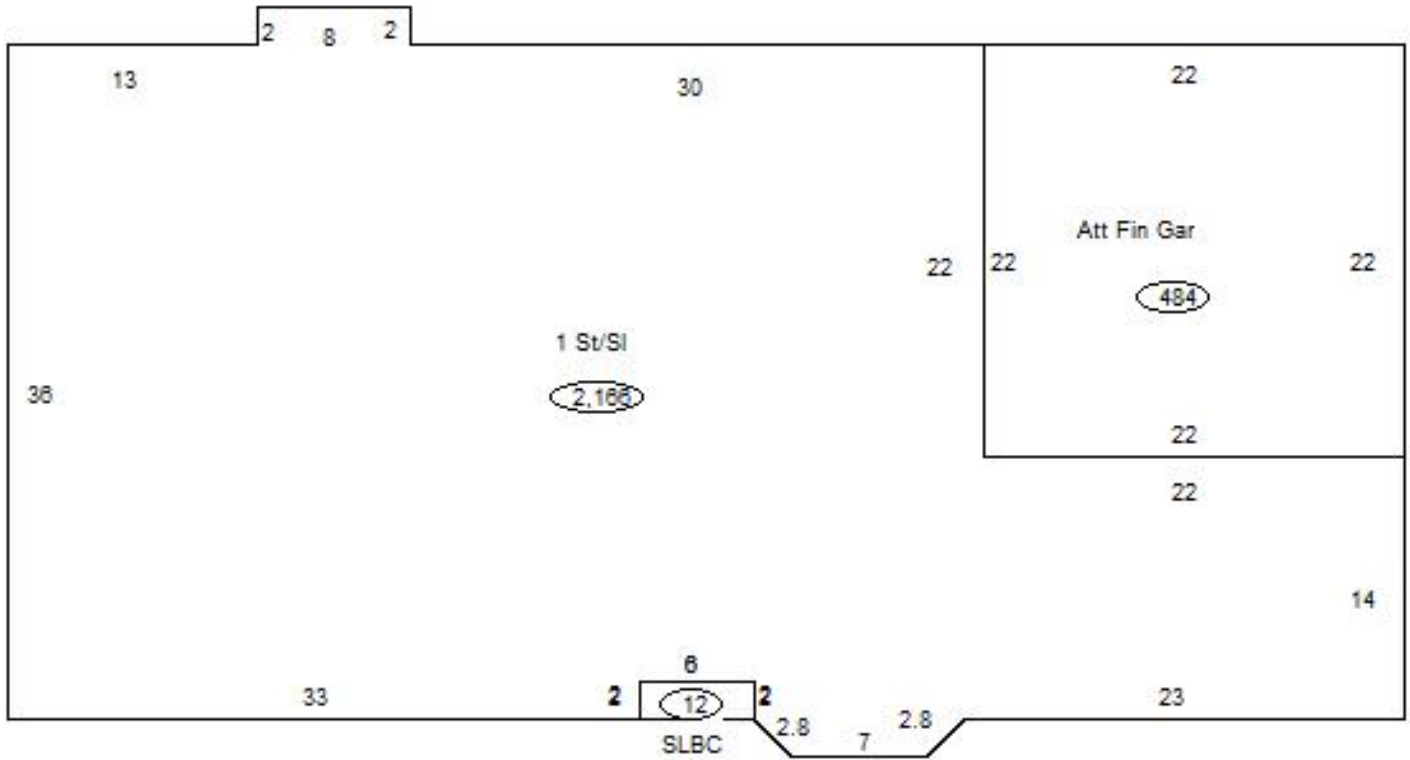
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,166	1.000	2,166
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						2,166		2,166



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25.53 x 160)	4,085		4,085	409
				3,676