



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:31:31
Page 1

Assessment Data					Primary Image																								
Account	660031224				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0020. 7/6/2021</p>																								
Parcel ID	000000-00-0-20200-010-0007																												
Cadastral ID	36-20-14-04090																												
Property Type	REAL - Real Property																												
Property Class	URP	VI Area	3																										
Tax Area	1 - CATOOSA OT																												
Name ID	304153																												
NADIG, JONATHAN M &																													
COURTNEY E																													
19100 VALLEY VIEW LN																													
CATOOSA OK 74015-0000																													
Parcel Location																													
Situs	19100 VALLEY VIEW LN																												
Subdivision	WOODCREST ESTATES																												
Lot/Block	0007 / 0010	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: 36.17312037 -95.76373291																													
LOT 7 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
2152/25	BRADFORD, GINA L TRUSTEE	11/11/2010	307,500	YES																									
1359/643	DURAND, NANCY J & KENNETH--R	02/27/2002	266,000	YES																									
1018/327	A-1 OFFICE SERVICES INC	03/08/1996	35,000	Yes																									
863/774			47,000	No																									
857/567			0	No																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																					
Remove Cap	2011	Land Value	122,826	39,426	11%	4,337	Assessed	49,352	5,263.88																				
Year Frozen	0	Improvements	487,580	409,226		45,015	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00																				
TIF Project ID	0	Total Value	610,406	448,652		49,352	Total Taxable	48,352	5,157.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660031224	NADIG, JONATHAN M &	1	610,124	1000	46,915	5,004.00																						
2024	2024-660031224	NADIG, JONATHAN M &	1	638,340	1000	45,519	4,802.00																						
2023	2023-660031224	NADIG, JONATHAN M &	1	436,960	1000	44,164	4,533.00																						
2022	2022-660031224	NADIG, JONATHAN M &	1	437,283	1000	42,848	4,301.00																						
2021	2021-660031224	NADIG, JONATHAN M &	1	393,925	1000	41,572	3,658.00																						
2020	2020-660031224	NADIG, JONATHAN M &	1	381,926	1000	40,332	3,572.00																						
2019	2019-660031224	NADIG, JONATHAN M &	1	364,799	1000	39,128	3,514.00																						
2018	2018-660031224	NADIG, JONATHAN M &	1	371,165	1000	38,560	3,442.00																						
2017	2017-660031224	NADIG, JONATHAN M &	1	367,617	1000	37,408	3,378.00																						
2016	2016-660031224	NADIG, JONATHAN M &	1	356,959	1000	36,290	3,228.00																						
2015	2015-660031224	NADIG, JONATHAN M &	1	346,292	1000	35,204	3,147.00																						
2014	2014-660031224	NADIG, JONATHAN M &	1	350,068	1000	34,149	3,089.00																						
2013	2013-660031224	NADIG, JONATHAN M &	1	328,492	1000	33,126	2,965.00																						




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Date 04/16/2026
Time 22:31:31
Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.135 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,441.00 x 2.48 = 122,826 Factor Value Adjustments 1.0000 Lot Value 122,826		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0020. 7/6/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	3,014 / 4,535
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	690 Attached Garage - Finished
Remodel	
Year/Eff Age	1997 / 22



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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	666,479	146.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	102.79	Total Misc Impr	+	1,858	
Roofing Adj	+ 4.23	Garage Cost	+	44,747	
Subfloor Adj	+ 0.00	Total RCN	=	644,137	
Heat/Cool Adj	+ 18.45	Depreciation (26%)	-	167,476	
Plumbing Adj	+ 6.29	Lump Sums	+	7,237	
Basement Adj	+ 0.00	RCNLD	=	483,898	
Adj Base Cost	= 131.76	Lot Value	+	122,826	
Total Area	x 4,535	Indicated Value	=	606,724	
Adjusted Cost	= 597,532	Value Per SqFt		133.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	483,898		
Lot Value	122,826		
Indicated Value	606,724	133.79	Per SqFt
Agland Value			
Site Improvements	3,682		
Total Value	610,406	134.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74157	10x5		50	37.16		1,858
WODO	WOOD DECK - OPEN	74158	611		611	23.69	50%	7,237



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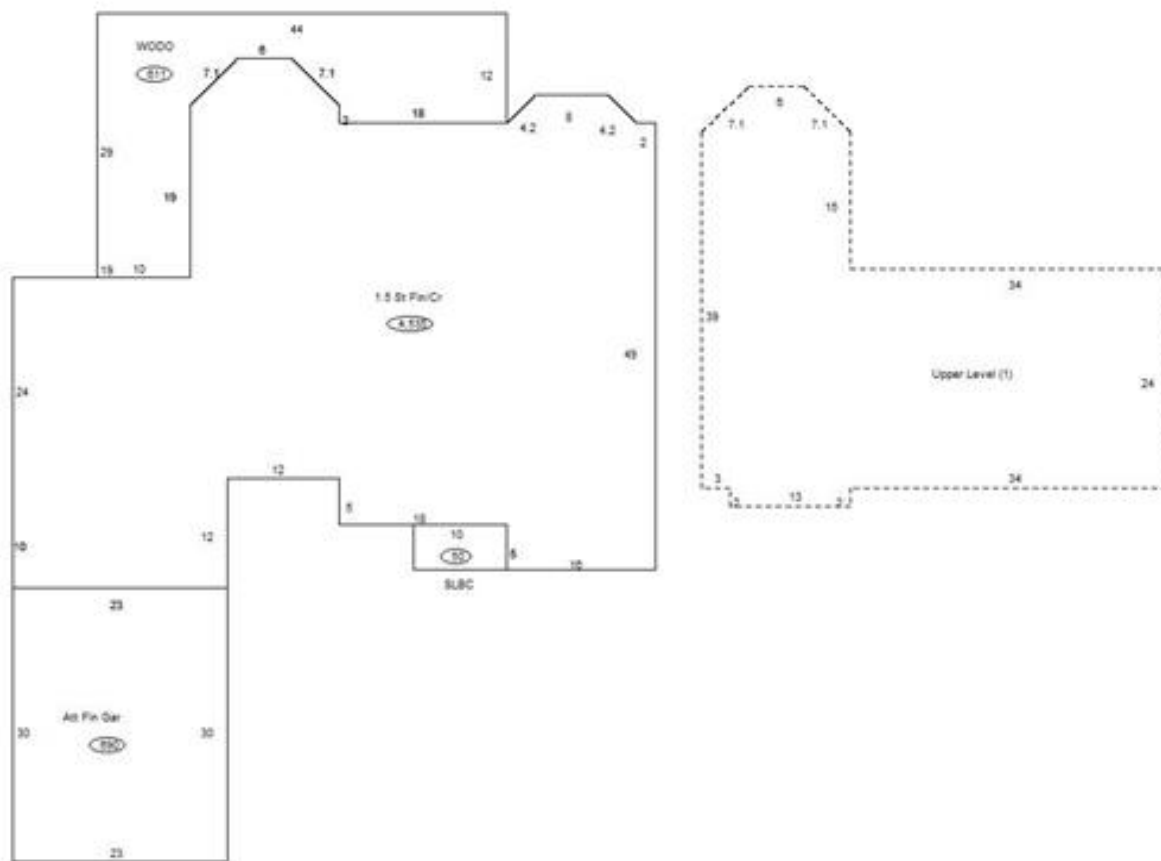
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Date 04/16/2026
 Time 22:31:31
 Page 3

Sketch Image

660031224



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	3,014	1.505	4,535
2	G	5		13	Att Fin Gar	690	1.000	690
3	M	PRCH		13	SLBC	50	1.000	50
4	M	WODO		13	WODO	611	1.000	611
5	U	^UL		13	Upper Level (1)	1,521	1.000	1,521
Total Building Area						3,014		4,535



Rogers

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Date 04/16/2026
 Time 22:31:31
 Page 4

660031224

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (54.85 x 240) 13,164		Modifier Total	RCN 13,164	Depr (80% Phys/ % Func) 10,531	RCNLD 2,633
	PATO	Patio - Open	0x0x0			610
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (8.60 x 610) 5,246		Modifier Total	RCN 5,246	Depr (80% Phys/ % Func) 4,197	RCNLD 1,049