




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:31:35
Page 1

Assessment Data					Primary Image														
Account 660031227 Parcel ID 000000-00-0-20200-010-0010 Cadastral ID 36-20-14-04120 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 348711 J&J RIGGS LIVING TRUST 19190 VALLEY VIEW LN CATOOSA OK 74015-0000 Parcel Location Situs 19190 VALLEY VIEW LN Subdivision WOODCREST ESTATES Lot/Block 0010 / 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\2021-7-7\IMG_0025. 7/7/2021</p>														
Legal Description Lot/Long: 36.17361757 -95.76269359																			
LOT 10 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										
HV	Veteran	Yes	999,999	30,955	/	RIGGS, JONATHAN L & GUNTER, VERA	10/26/2025	0	4										
					2269/201	GUNTER, VERA	08/27/2012	230,000	YES										
					1134/307	RAY, T JASON CONSTRUCTION-LLC	10/01/1998	0	No										
					1077/569	GUNTER, VERA	08/15/1997	0	No										
					1038/592	DIRCK, BENNY L	08/30/1996	50,000	Yes										
Parcel Valuation					Assessment History														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax											
Remove Cap	2013	Land Value	62,825	30,688	11%	3,376	Assessed	30,955	3,301.66										
Year Frozen	0	Improvements	604,037	250,720		27,579	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	30,955	-3,302.00										
TIF Project ID	0	Total Value	666,862	281,408		30,955	Total Taxable	0	0.00										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660031227	RIGGS, JONATHAN L &	1	628,985	30053		.00												
2024	2024-660031227	RIGGS, JONATHAN L &	1	460,517	29178		.00												
2023	2023-660031227	RIGGS, JONATHAN L &	1	283,410	28329		.00												
2022	2022-660031227	RIGGS, JONATHAN L &	1	289,347	27503		.00												
2021	2021-660031227	RIGGS, JONATHAN L &	1	246,131	26702		.00												
2020	2020-660031227	RIGGS, JONATHAN L &	1	241,459	25925		.00												
2019	2019-660031227	RIGGS, JONATHAN L &	1	228,814	1000	24,170	2,170.00												
2018	2018-660031227	RIGGS, JONATHAN L &	1	234,279	1000	24,771	2,211.00												
2017	2017-660031227	RIGGS, JONATHAN L &	1	232,117	1000	24,533	2,215.00												
2016	2016-660031227	RIGGS, JONATHAN L &	1	225,677	1000	23,824	2,119.00												
2015	2015-660031227	RIGGS, JONATHAN L &	1	225,746	1000	23,832	2,130.00												
2014	2014-660031227	RIGGS, JONATHAN L &	1	225,746	1000	23,832	2,156.00												
2013	2013-660031227	RIGGS, JONATHAN L &	1	227,828	1000	24,061	2,154.00												



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:31:35
 Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4791	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	20,869.00 x 3.01 = 62,825	
Factor Value		
Adjustments	1.0000	
Lot Value	62,825	

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-7\IMG_0025 7/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	2,753 / 5,506
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	2,753 Total
Garage Type	1,846 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	751,339 136.46 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	604,037
Lot Value	62,825
Indicated Value	666,862 121.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	666,862 121.12 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.56	Total Misc Impr	+ 927				
Roofing Adj	+ 2.86	Garage Cost	+ 105,056				
Subfloor Adj	+ 0.00	Total RCN	= 792,416				
Heat/Cool Adj	+ 16.31	Depreciation (25%)	- 198,104				
Plumbing Adj	+ 5.20	Lump Sums	+ 9,725				
Basement Adj	+ 13.74	RCNLD	= 604,037				
Adj Base Cost	= 124.67	Lot Value	+ 62,825				
Total Area	x 5,506	Indicated Value	= 666,862				
Adjusted Cost	= 686,433	Value Per SqFt	121.12				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74172	7x4		28	33.10		927
BALW	BALCONY - WOOD	118190	26x7		182	35.19	6%	6,020
BALW	BALCONY - WOOD	118191	112		112	35.19	6%	3,705

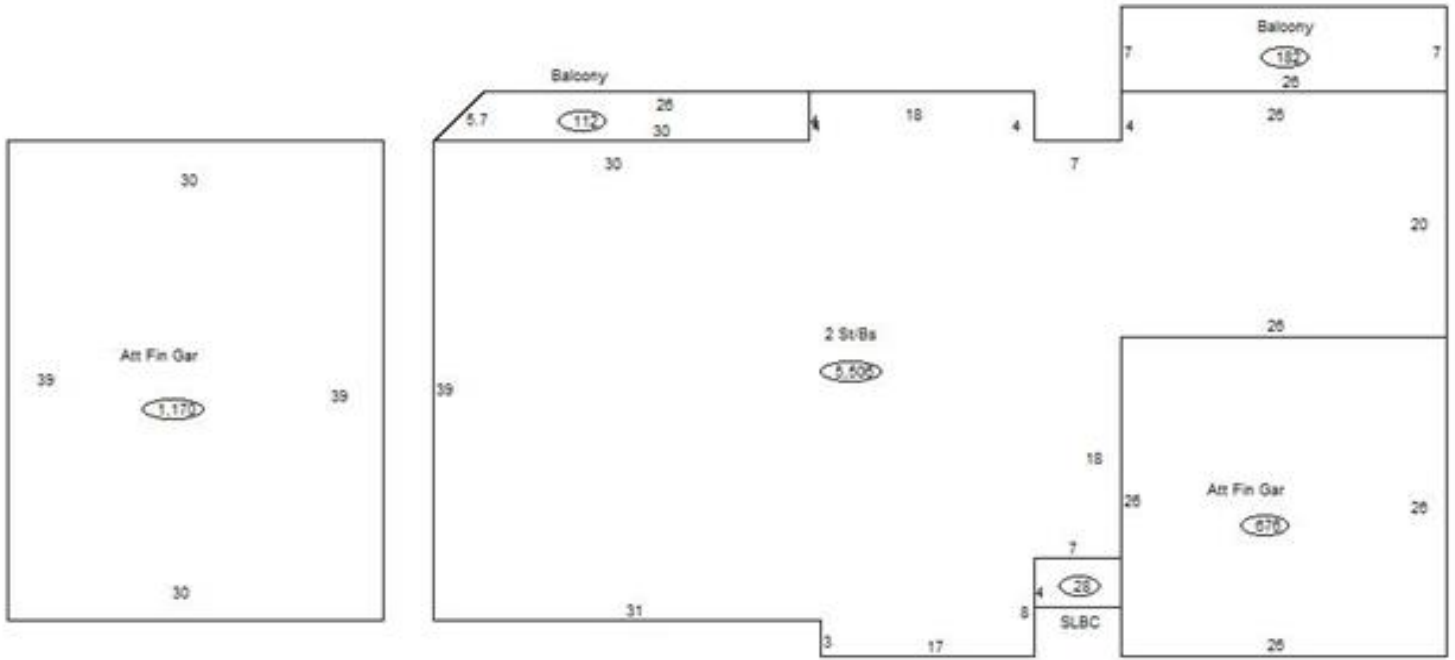


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:31:35
 Page 3

Sketch Image

660031227



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Basement	13	2 St/Bs	2,753	2.000	5,506
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	PRCH		13	SLBC	28	1.000	28
4	G	5		13	Att Fin Gar	1,170	1.000	1,170
5	M	BALW		13	Balcoony	182	1.000	182
6	M	BALW		13	Balcoony	112	1.000	112
Total Building Area						2,753		5,506