




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:22:23
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|--|-------------------------|------------------------------|----------------------|------------------|---|--------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660031236 Parcel ID 000000-00-0-20200-011-0009 Cadastral ID 36-20-14-04210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 191714 PITEZEL, FRED L &/OR PEGGY S TRUSTEES UTD 18800 RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 18800 S RIDGE RD Subdivision WOODCREST ESTATES Lot/Block 0009 / 0011 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_0061. 7/6/2021</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.17364271 -95.76715816 | | | | | | | | | | | | | | | | | | | |
| LOT 9 BLOCK 11 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 | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | | | | | | | | | | |
| Remove Cap | 0 | | Land Value 52,726 | 28,128 | 11% | 3,094 | Assessed | 20,356 | 2,171.17 | | | | | | | | | | |
| Year Frozen | 2009 | | Improvements 294,164 | 156,931 | | 17,262 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -106.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 346,890 | 185,059 | | 20,356 | Total Taxable | 19,356 | 2,065.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660031236 | PITEZEL, FRED L &/OR PEGGY S | | | 1 | 332,564 | 1000 | 19,356 | 2,065.00 | | | | | | | | | | |
| 2024 | 2024-660031236 | PITEZEL, FRED L &/OR PEGGY S | | | 1 | 338,605 | 1000 | 19,357 | 2,042.00 | | | | | | | | | | |
| 2023 | 2023-660031236 | PITEZEL, FRED LEE | | | 1 | 290,794 | 1000 | 19,356 | 1,987.00 | | | | | | | | | | |
| 2022 | 2022-660031236 | PITEZEL, FRED LEE | | | 1 | 295,154 | 1000 | 19,356 | 1,943.00 | | | | | | | | | | |
| 2021 | 2021-660031236 | PITEZEL, FRED LEE | | | 1 | 300,882 | 1000 | 19,357 | 1,703.00 | | | | | | | | | | |
| 2020 | 2020-660031236 | PITEZEL, FRED LEE | | | 1 | 290,666 | 1000 | 19,357 | 1,714.00 | | | | | | | | | | |
| 2019 | 2019-660031236 | PITEZEL, FRED LEE | | | 1 | 278,648 | 1000 | 19,356 | 1,738.00 | | | | | | | | | | |
| 2018 | 2018-660031236 | PITEZEL, FRED LEE | | | 1 | 282,970 | 1000 | 19,357 | 1,728.00 | | | | | | | | | | |
| 2017 | 2017-660031236 | PITEZEL, FRED LEE | | | 1 | 280,479 | 1000 | 19,357 | 1,748.00 | | | | | | | | | | |
| 2016 | 2016-660031236 | PITEZEL, FRED LEE | | | 1 | 272,574 | 1000 | 19,357 | 1,722.00 | | | | | | | | | | |
| 2015 | 2015-660031236 | PITEZEL, FRED LEE | | | 1 | 263,276 | 1000 | 19,356 | 1,730.00 | | | | | | | | | | |
| 2014 | 2014-660031236 | PITEZEL, FRED LEE | | | 1 | 266,186 | 1000 | 19,356 | 1,751.00 | | | | | | | | | | |
| 2013 | 2013-660031236 | PITEZEL, FRED LEE | | | 1 | 252,706 | 1000 | 19,356 | 1,733.00 | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:22:23
 Page 2

| Lot Data | | Square-Foot - NBHD 1193 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 0.3687 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 16,060.00 x 3.28 = 52,726 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 52,726 | | |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0061. 7/6/2021

| Residential Data | |
|------------------|--------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | TRAD TRADITIONAL |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 2,515 / 3,651 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,515 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 2.5 / |
| Basement Area | |
| Garage Type | 783 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1979 / 35 |

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

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 454,121 | 124.38 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 1 | | |
| Indicated Value | 150,130 | | Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 99.97 | Total Misc Impr | + 18,719 |
| Roofing Adj | + 4.00 | Garage Cost | + 44,561 |
| Subfloor Adj | + -3.16 | Total RCN | = 516,077 |
| Heat/Cool Adj | + 16.31 | Depreciation (43%) | - 221,913 |
| Plumbing Adj | + 6.90 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 294,164 |
| Adj Base Cost | = 124.02 | Lot Value | + 52,726 |
| Total Area | x 3,651 | Indicated Value | = 346,890 |
| Adjusted Cost | = 452,797 | Value Per SqFt | 95.01 |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 294,164 | | |
| Lot Value | 52,726 | | |
| Indicated Value | 346,890 | 95.01 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 346,890 | 95.01 | 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 | 7,243.87 | | 7,244 |
| PRCH | SLAB PORCH - COVERED | 74220 | 20x10 | | 200 | 32.25 | | 6,450 |
| PATO | SLAB PORCH - OPEN | 74221 | 20x10 | | 200 | 13.22 | | 2,644 |
| PRCH | SLAB PORCH - COVERED | 74222 | 7x4 | | 28 | 33.10 | | 927 |
| PRCH | SLAB PORCH - COVERED | 74223 | 11x4 | | 44 | 33.05 | | 1,454 |

