




# 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	660031281				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-17\IMG_004; 6/18/2021</p>					
Parcel ID	20N14E-36-3-00000-000-0000									
Cadastral ID	36-20-14-08400									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	269236									
LABASS, DONALD D & DENICE L										
CO TRUSTEES										
18181 E BRADY CATOOSA OK 74015-0000										
Parcel Location										
Situs	18181 E BRADY ST									
Subdivision										
Lot/Block	/	Parcel Size	5.55 - Acres							
Sec/Twn/Rng	36 / 20 / 14 / 3									
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14									
School District	S002 - CATOOSA SCHOOLS									
Legal Description					Building Permits					
Lat/Long: 36.16563443 -95.77348606					Number	Description	Opened	Closed	Amount	
S 215.14' SE SW NE SW & S 215. 14' W 17.6' SW SE NE SW & N 23.33' W 17.6' NW NE SE SW & E2 NW SE SW LESS E 72.96' S 636.67'; SLY 25' RESERVED FOR RD & LESS TR COMM NE/C NW SE SW; TH SLY ALG SD ELY/L 4.58' TO POB; E 17.60'; S01-06-25E 18.43'; S88-45-20W 68.62'; N 19.92'; E 50.65' TO POB.										
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	2495/308	LABASS, DONALD D & DENICE L	08/25/2015	0	4	
					1130/685	RUGGIERI, RUSSELL R &	09/04/1998	204,000	Yes	
					967/564	BOYER, NORMA J	09/02/1994	176,000	Yes	
					857/742			0	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	1999	Land Value	173,766	94,573	11%	10,403	Assessed	32,163	3,430.51	
Year Frozen	0	Improvements	215,865	197,820		21,760	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00	
TIF Project ID	0	Total Value	389,631	292,393		32,163	Total Taxable	31,163	3,324.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660031281	LABASS, DONALD D & DENICE L			1	365,825	1000	30,226	3,224.00	
2024	2024-660031281	LABASS, DONALD D & DENICE L			1	377,850	1000	29,317	3,093.00	
2023	2023-660031281	LABASS, DONALD D & DENICE L			1	267,582	1000	28,434	2,918.00	
2022	2022-660031281	LABASS, DONALD D & DENICE L			1	273,443	1000	29,079	2,919.00	
2021	2021-660031281	LABASS, DONALD D & DENICE L			1	288,331	1000	30,654	2,697.00	
2020	2020-660031281	LABASS, DONALD D & DENICE L			1	284,049	1000	29,731	2,633.00	
2019	2019-660031281	LABASS, DONALD D & DENICE L			1	271,244	1000	28,837	2,590.00	
2018	2018-660031281	LABASS, DONALD D & DENICE L			1	273,349	1000	28,035	2,502.00	
2017	2017-660031281	LABASS, DONALD D & DENICE L			1	271,709	1000	27,190	2,455.00	
2016	2016-660031281	LABASS, DONALD D & DENICE L			1	265,232	1000	26,369	2,345.00	
2015	2015-660031281	LABASS, DONALD D & DENICE L			1	257,491	1000	25,572	2,286.00	
2014	2014-660031281	LABASS, DONALD D & DENICE L			1	258,821	1000	24,798	2,243.00	
2013	2013-660031281	LABASS, DONALD D & DENICE L			1	239,080	1000	24,047	2,152.00	



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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5.55	
Non-Ag Acres	5.6921	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	247,947.00 x .70 = 173,766	
Factor Value		
Adjustments	1.0000	
Lot Value	173,766	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,788 / 2,576
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,788
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 36



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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	293,034 113.76 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	100.20	Total Misc Impr	+ 18,691
Roofing Adj	+ 3.82	Garage Cost	+ 27,832
Subfloor Adj	+ -2.45	Total RCN	= 361,671
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	- 155,519
Plumbing Adj	+ 6.30	Lump Sums	+ 9,713
Basement Adj	+ 0.00	RCNLD	= 215,865
Adj Base Cost	= 122.34	Lot Value	+ 173,766
Total Area	x 2,576	Indicated Value	= 389,631
Adjusted Cost	= 315,148	Value Per SqFt	151.25

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	215,865
Lot Value	173,766
Indicated Value	389,631 151.25 Per SqFt
Agland Value	
Site Improvements	
Total Value	389,631 151.25 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	74407	10x6		60	29.34		1,760
PRCH	SLAB PORCH - COVERED	74408	12x4		48	29.38		1,410
PRCH	SLAB PORCH - COVERED	74409	320		320	28.41		9,091
BALW	BALCONY - WOOD	74410	11x5		55	31.64		1,740
BALW	Balcony - Wood	118267	252		252	31.64		7,973



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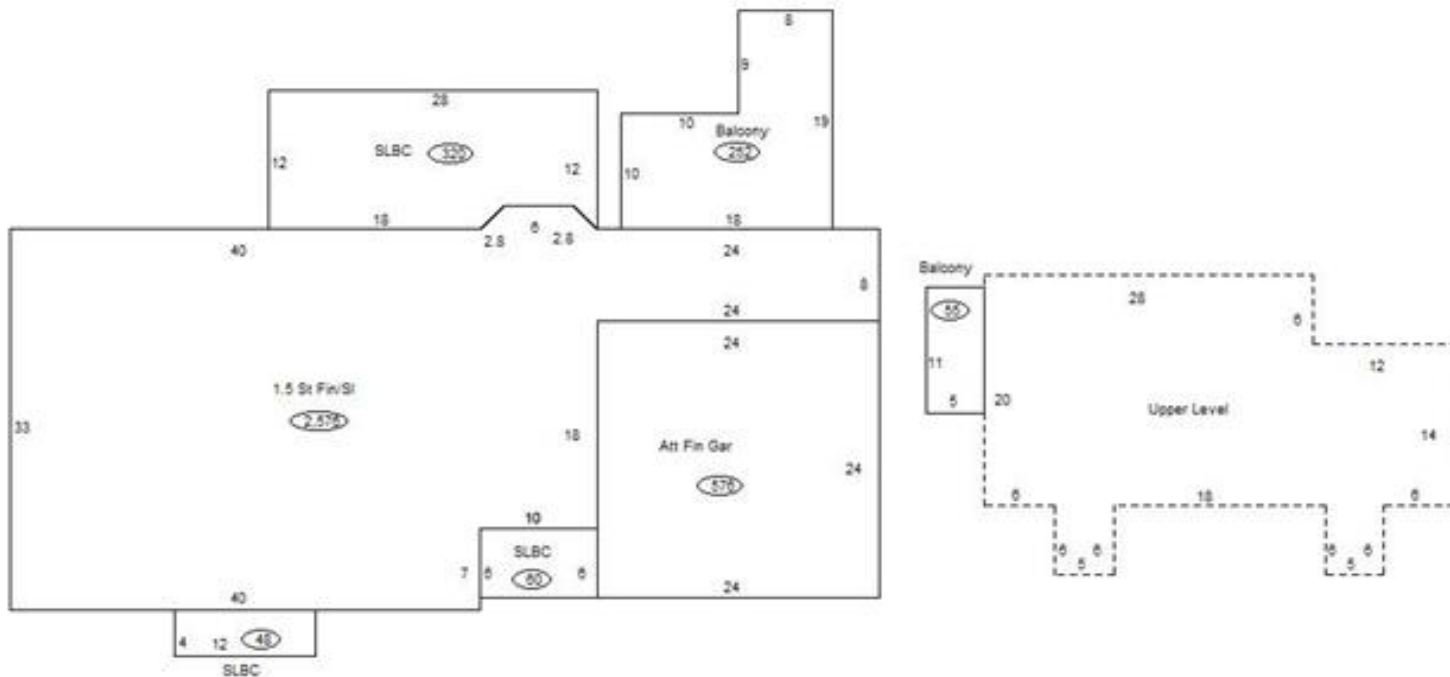
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,788	1.441	2,576
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	320	1.000	320
6	M	BALW		13	Balcony	55	1.000	55
7	U	^UL	Overhang	13	Upper Level	788	1.000	788
8	M	BALW		13	Balcony	252	1.000	252
<b>Total Building Area</b>						<b>1,788</b>		<b>2,576</b>