




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:53:55
Page 1

Assessment Data					Primary Image																																																											
Account 660031307 Parcel ID 20N15E-36-2-00000-000-0000 Cadastral ID 36-20-15-01100 Property Type REAL - Real Property Property Class CH VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 163144 TIMBER RIDGE ASSEMBLY OF GOD 1301 N 273RD E AVE CATOOSA OK 74015-0000 Parcel Location Situs 30095 S 4120 RD Subdivision Lot/Block / Parcel Size 2.25 - Acres Sec/Twn/Rng 36 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0113\IMG_0004. 1/13/2022</p>																																																											
Legal Description Lat/Long: 36.17548833 -95.67217275 W 660' S 300' NW NW NW LESS E 363.77' THEREOF																																																																
Exemptions					Building Permits																																																											
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																								
Code	Type	Active	Maximum	Exemption																																																												
Number	Description	Opened	Closed	Amount																																																												
Parcel Valuation					Sale History																																																											
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 42,213</td> <td>0</td> <td>11%</td> <td>0</td> <td>Assessed</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 853,852</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 896,065</td> <td>0</td> <td> </td> <td>0</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	0	Land Value 42,213	0	11%	0	Assessed	0	0.00	Year Frozen	0	Improvements 853,852	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 896,065	0		0	Total Taxable	0	0.00	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																																								
Remove Cap	0	Land Value 42,213	0	11%	0	Assessed	0	0.00																																																								
Year Frozen	0	Improvements 853,852	0		0	Penalty	0																																																									
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																								
TIF Project ID	0	Total Value 896,065	0		0	Total Taxable	0	0.00																																																								
Bk/Pg	Grantor	Date	Price	Code																																																												
Assessment History																																																																
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	960,044	0				.00																																																							
2024	2024-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	987,661	0				.00																																																							
2023	2023-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	916,255	0				.00																																																							
2022	2022-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	971,207	0				.00																																																							
2021	2021-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	971,207	0				.00																																																							
2020	2020-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	967,268	0				.00																																																							
2019	2019-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	911,136	0				.00																																																							
2018	2018-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	954,975	0				.00																																																							
2017	2017-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	733,798	0				.00																																																							
2016	2016-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	711,529	0				.00																																																							
2015	2015-660031307	TIMBER RIDGE ASSEMBLY OF GOD	22	711,529	0				.00																																																							
2014	2014-660031307	TIMBER RIDGE ASSEMBLY OF GOD	20	711,529	0				.00																																																							
2013	2013-660031307	TIMBER RIDGE ASSEMBLY OF GOD	20	687,493	0				.00																																																							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:53:56
 Page 2

Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0113\IMG_0004. 1/13/2022</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	86,383.00 x .49 = 42,213							
Factor Value								
Adjustments								
Lot Value	42,213							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code	1 Test			
Exterior Wall				Adusted R	0.8445			
Base/Total Area	0 / 0			Indicated Value	114,078 Per SqFt			
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab	0			Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	42,213			
Year/Eff Age	/			Indicated Value	42,213 0.00 Per SqFt			
Cost Approach		Manual : 01/2025		Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	42,213 0.00 Total Value Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 42,213					
Total Area	x 0	Indicated Value	= 42,213					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 09:53:56

Page 3

Sketch Image

660031307





Rogers

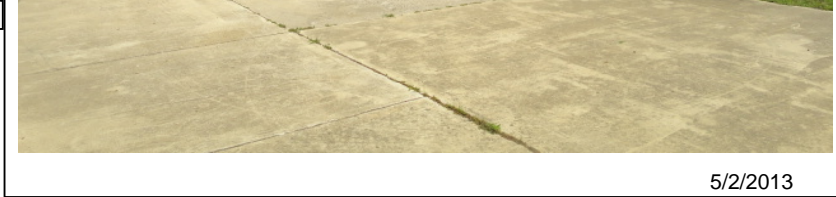
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:53:56
 Page 4

Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air 2 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1970 / 42



5/2/2013

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.04	Total Misc Impr	+ 6,794	Roofing Adj	+ 4.68	Garage Cost	+ 22,165
Subfloor Adj	+ 0.00	Total RCN	= 243,913	Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 117,078
Plumbing Adj	+ 7.03	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 126,835
Adj Base Cost	= 131.39	Lot Value	+ 126,835	Total Area	x 1,636	Indicated Value	= 126,835
		Value Per SqFt	77.53	Adjusted Cost	= 214,954		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,835		
Lot Value			
Indicated Value	126,835	77.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	126,835	77.53	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	74485	11x4		44	26.79		1,179



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:53:56
 Page 5

Sketch Image

660031307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,636	1.000	1,636
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	44	1.000	44
Total Building Area						1,636		1,636



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:53:56
 Page 6

Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> Image Information Image ID Image Date Name Description </div>
Cost Approach Manual Date 01/2025 Total Building Area 6,864 Total Base Value 1,003,036 Modifier Value Misc Improvements 3,119 Replacement Cost New 1,006,155 Phys/Func Depreciation Loss () RCN Less Phys/Func 573,508 Economic Depreciation RCNLD (All Sources) 573,508 Depreciated Improvements Outbuilding Value 153,509 Total Improvement Value 727,017 Land Value Cost Approach Value 727,017 105.92/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	



Rogers

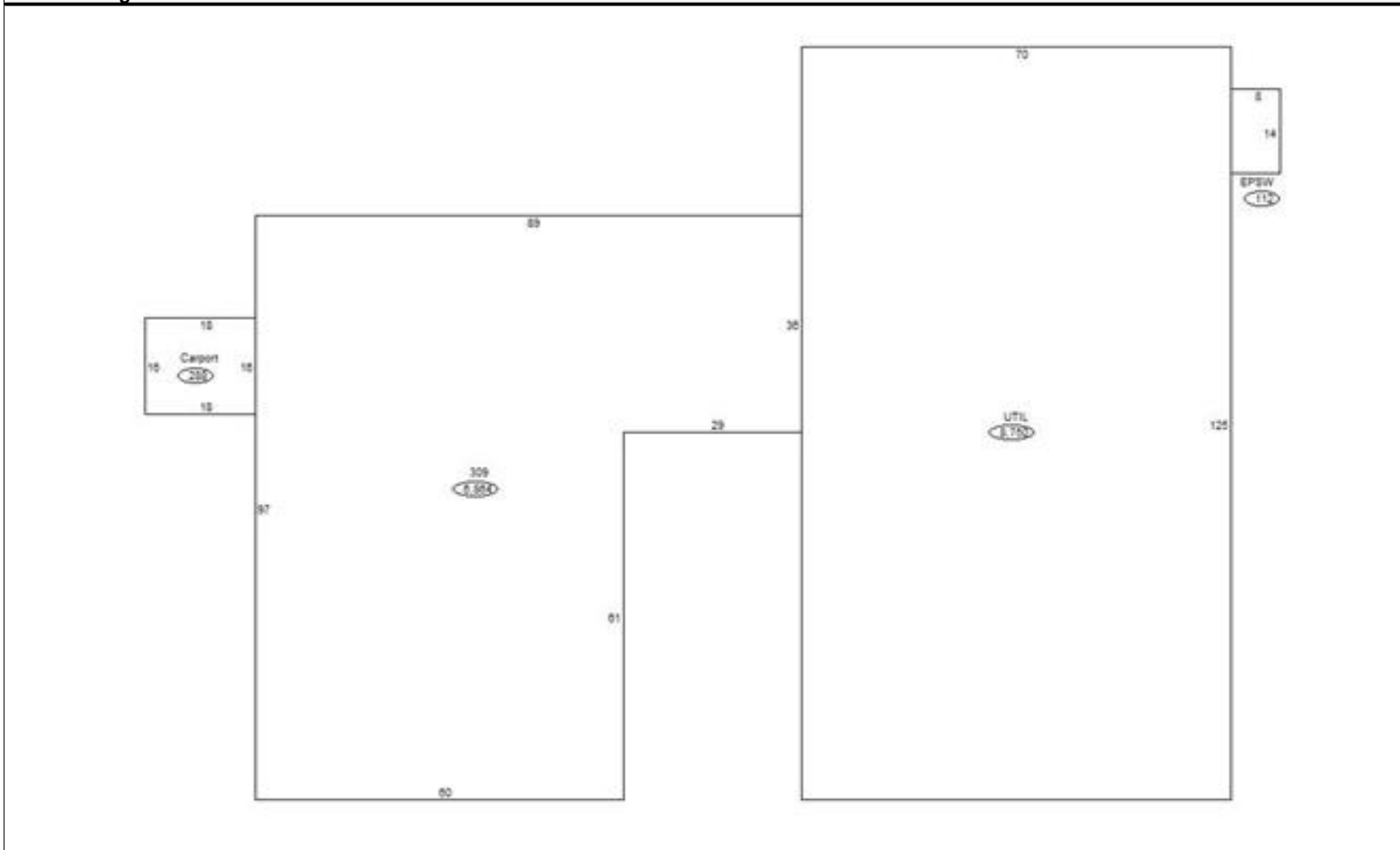
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:53:56
 Page 7

Sketch Image

660031307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		20	309	6,864	1.000	6,864
2	M	CPAT		20	Carport	288	1.000	288
3	O	UTIL		20	UTIL	8,750	1.000	8,750
4	O	EPSW		20	EPSW	112	1.000	112
Total Building Area						6,864		6,864



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 09:53:56

Page 9

660031307

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	70x125x20	Concrete	Formed Metal	8,750
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (27.88 x 8,750)			243,950	119,536		124,414
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		36,039
	Qual 4	Cond 4	Year 2000	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.41 x 36,039)			122,893	97,085		25,808
	EPSW	Enclosed Porch - Solid Wall	8x14x10	Concrete	Formed Metal	112
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (69.88 x 112)			7,827	4,540		3,287
Total Site Improvement Value						153,509