



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:59:15
 Page 1

Assessment Data					Primary Image				
Account 660051946 Parcel ID 000000-00-0-00407-001-0007 Cadastral ID 25-20-15-01580 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 320137 SANDERS, ROBERTSON C & JAMIE L 29182 S TOMAHAWK RD CATOOSA OK 74015-0000 Parcel Location Situs 29182 S TOMAHAWK RD Subdivision INDIAN RIDGE Lot/Block 0007 / 0001 Parcel Size 1.12 - Lots Sec/Twn/Rng 25 / 20 / 15 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660051946_001.JPG 10/29/2025</p>				
Legal Description Lat/Long: 36.18846876 -95.66268213									
S 19' LOT 6 AND ALL OF LOT 7 BLOCK 1 INDIAN RIDGE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R25	NEW ADDITION TO UTIL BLDG	12/2025		
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	SANDERS, ROBERTSON C &	08/01/2022	0	4
H	Homestead	No	1,000		2596/32	BURGESS, GEORGE L & RETTA J	11/21/2016	179,000	WG
					982/786	PRC PROPERTIES INC	02/24/1995	73,500	Yes
					942/42	CATOOSA LAND & CATTLE CO	12/31/1993	13,500	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax
Remove Cap	2017	Land Value	95,168	35,644	11%	3,921	Assessed	18,675	1,864.89
Year Frozen	2011	Improvements	187,138	134,132		14,754	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	282,306	169,776		18,675	Total Taxable	17,675	1,772.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660051946	SANDERS, ROBERTSON C &			22	230,898	1000	17,132	1,718.00
2024	2024-660051946	SANDERS, ROBERTSON C &			22	238,754	1000	16,603	1,625.00
2023	2023-660051946	SANDERS, ROBERTSON C &			22	193,207	1000	16,090	1,517.00
2022	2022-660051946	SANDERS, ROBERTSON C &			22	174,639	1000	15,593	1,473.00
2021	2021-660051946	SANDERS, ROBERTSON C &			22	143,904	1000	14,829	1,416.00
2020	2020-660051946	SANDERS, ROBERTSON C &			22	143,120	1000	14,489	1,390.00
2019	2019-660051946	SANDERS, ROBERTSON C &			22	136,707	1000	14,038	1,363.00
2018	2018-660051946	SANDERS, ROBERTSON C &			22	141,436	1000	14,558	1,405.00
2017	2017-660051946	SANDERS, ROBERTSON C &			22	140,367	0	15,440	1,502.00
2016	2016-660051946	BURGESS, GEORGE L & RETTA J			22	137,159	1000	7,497	726.00
2015	2015-660051946	BURGESS, GEORGE L & RETTA J			22	134,686	1000	7,496	729.00
2014	2014-660051946	BURGESS, GEORGE L & RETTA J			20	77,240	1000	7,496	678.00
2013	2013-660051946	BURGESS, GEORGE L & RETTA J			20	180,268	1000	9,696	868.00




Rogers

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Date 04/16/2026
Time 21:59:16
Page 2

Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.7825 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 121,207.00 x .79 = 95,168 Factor Value Adjustments 1.0000 Lot Value 95,168		 <p>660051946 10/28/25</p> <p>660051946_001.JPG 10/29/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,349 / 1,349
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,349
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	495 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1994 / 24

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 217,549 161.27 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	113.96	Total Misc Impr	+ 7,696	Roofing Adj	+ 5.10	Garage Cost	+ 19,810
Subfloor Adj	+ -2.43	Total RCN	= 217,405	Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 63,047
Plumbing Adj	+ 11.50	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 154,358
Adj Base Cost	= 140.77	Lot Value	+ 95,168	Total Area	x 1,349	Indicated Value	= 249,526
		Value Per SqFt	184.97	Adjusted Cost	= 189,899		

Value Reconciliation
Selected Approach Cost Approach Improvements 154,358 Lot Value 95,168 Indicated Value 249,526 184.97 Per SqFt Agland Value Site Improvements 32,780 Total Value 282,306 209.27 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	77335	13x6		78	26.68		2,081



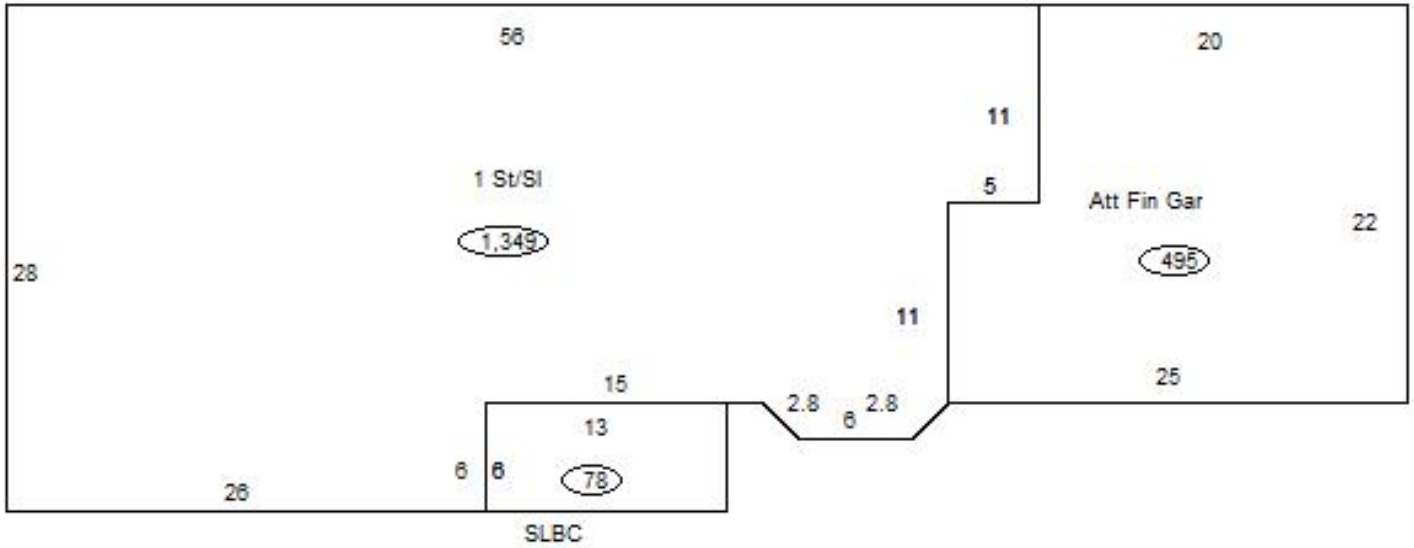
Rogers
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Date 04/16/2026
 Time 21:59:16
 Page 3

Sketch Image

660051946



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,349	1.000	1,349
2	G	5		13	Att Fin Gar	495	1.000	495
3	M	PRCH		13	SLBC	78	1.000	78
Total Building Area						1,349		1,349



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Date 04/16/2026
 Time 21:59:16
 Page 4

660051946

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	30x50x18	Base	Formed Metal	1,500
	Qual 2	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary Base Cost (4.12 x 1,500) 6,180		Modifier Total	RCN 6,180	Depr (11% Phys/ % Func) 680	RCNLD 5,500
	UTIL	Utility Building	42x28x8	Concrete	Formed Metal	1,176
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (30.93 x 1,176) 36,374		Modifier Total	RCN 36,374	Depr (25% Phys/ % Func) 9,094	RCNLD 27,280