



# 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	660065306													
Parcel ID	000000-00-0-20115-001-0005													
Cadastral ID	17-20-15-01940													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	284240													
NAYLOR, JEFF														
209 DEER VALLEY DR CATOOSA OK 74015-0000														
Parcel Location														
Situs	00209 W DEER VALLEY DR													
Subdivision	RIVER HILL ESTATES AMD													
Lot/Block	0005 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	17 / 20 / 15 / 5													
Neighborhood	1188 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.20630040 -95.73043948														
Building Permits														
LOT 5 BLOCK 1 RIVER HILL EST AMD														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1554/270	HEIBERGER, BRANDON JOE	12/23/2003	401,500	YES					
					1361/183	WALTERBACH HOMES INC	02/28/2002	517,500	YES					
					1270/191	BUSHYHEAD & WILLIS ENTER-LLC	02/02/2001	45,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2005	Land Value	75,253	75,253	11%	8,278	Assessed	67,877	7,239.76					
Year Frozen	0	Improvements	543,270	541,814		59,599	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	618,523	617,067		67,877	Total Taxable	66,877	7,133.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660065306	NAYLOR, JEFF	1	599,095	1000	64,901	6,922.00							
2024	2024-660065306	NAYLOR, JEFF	1	595,820	1000	64,541	6,808.00							
2023	2023-660065306	NAYLOR, JEFF	1	652,696	1000	69,770	7,160.00							
2022	2022-660065306	NAYLOR, JEFF	1	638,398	1000	67,709	6,797.00							
2021	2021-660065306	NAYLOR, JEFF	1	662,962	1000	65,708	5,781.00							
2020	2020-660065306	NAYLOR, JEFF	1	651,188	1000	63,765	5,648.00							
2019	2019-660065306	NAYLOR, JEFF	1	622,390	1000	61,879	5,557.00							
2018	2018-660065306	NAYLOR, JEFF	1	640,513	1000	60,047	5,360.00							
2017	2017-660065306	NAYLOR, JEFF	1	634,952	1000	58,269	5,262.00							
2016	2016-660065306	NAYLOR, JEFF	1	616,851	1000	56,543	5,029.00							
2015	2015-660065306	NAYLOR, JEFF	1	599,362	1000	54,867	4,904.00							
2014	2014-660065306	NAYLOR, JEFF	1	594,947	1000	53,240	4,816.00							
2013	2013-660065306	NAYLOR, JEFF	1	556,524	1000	51,660	4,624.00							



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Lot Data	Square-Foot - NBHD 1188 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2216	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	53,213.00 x 1.41 = 75,253	
Factor Value		
Adjustments	1.0000	
Lot Value	75,253	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 2 1/2 Story Finished
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone
Base/Total Area	4,360 / 4,836
Style	100% 2 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,180
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	364 Built-In Garage 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

Cost Approach		Manual : 01/2025	
Base Cost	94.72	Total Misc Impr	+ 73,969
Roofing Adj	+ 5.34	Garage Cost	+ 18,615
Subfloor Adj	+ -1.91	Total RCN	= 690,797
Heat/Cool Adj	+ 18.45	Depreciation ( 22%)	- 151,975
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 538,822
Adj Base Cost	= 123.70	Lot Value	+ 75,253
Total Area	x 4,836	Indicated Value	= 614,075
Adjusted Cost	= 598,213	Value Per SqFt	126.98



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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	680,002	140.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	624,170 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	538,822		
Lot Value	75,253		
Indicated Value	614,075	126.98	Per SqFt
Agland Value			
Site Improvements	4,448		
Total Value	618,523	127.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	FIREPLACE - RESIDENTIAL 2 STORY	0		2	2	9,271.58		18,543
SHLT	STORM SHELTER	0		1	2016	0.00		
GRAT	Garage - Attached	81539	864		864	51.41		44,418
PRCH	SLAB PORCH - COVERED	81540	22x12		264	36.06		9,520
PRCH	SLAB PORCH - COVERED	81541	10x4		40	37.20		1,488



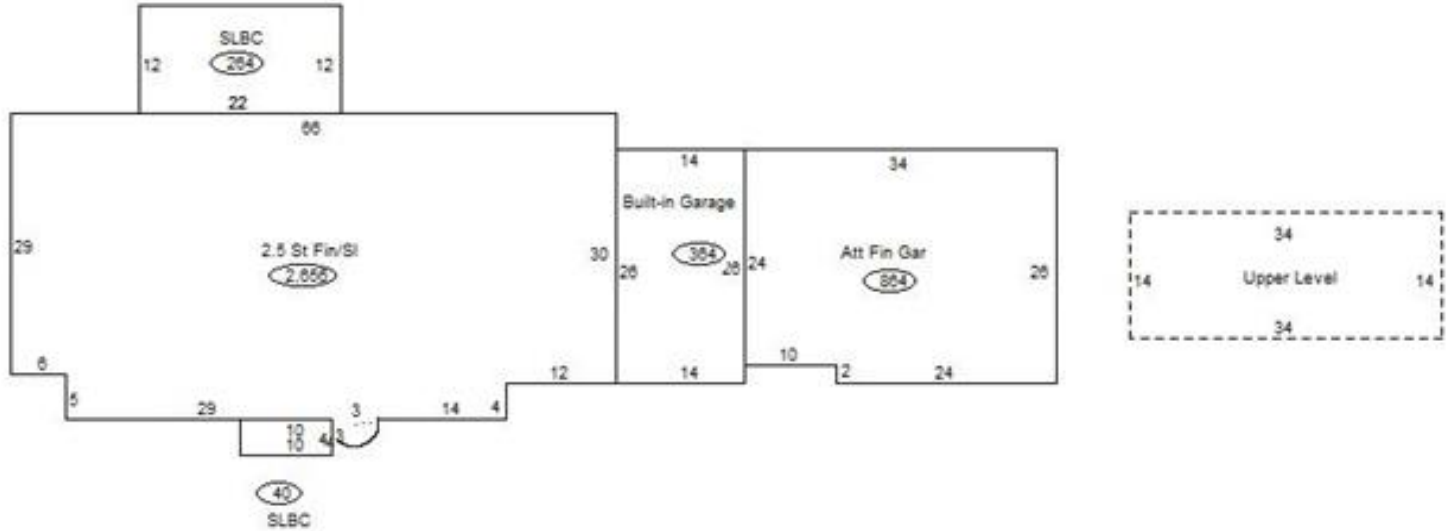
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	7	Slab	20	2.5 St Fin/Sl	2,180	1.218	2,656
2	G	8		20	Built-in Garage	364	1.000	364
3	G	5		20	Att Fin Gar	864	1.000	864
4	M	PRCH		20	SLBC	264	1.000	264
5	M	PRCH		20	SLBC	40	1.000	40
6	U	^UL	Overhang	20	Upper Level	476	1.000	476
<b>Total Building Area</b>						<b>2,180</b>		<b>2,656</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	12x20x8	Concrete	Formed Metal	240
	Qual	4	Cond 3	Year 2024	Eff Age 2	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.59 x 240)	4,942		4,942	494
						4,448