



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:52:03
Page 1

Assessment Data					Primary Image																																																	
Account	660065629																																																					
Parcel ID	20N15E-35-3-00000-000-0000																																																					
Cadastral ID	35-20-15-05690																																																					
Property Type	REAL - Real Property																																																					
Property Class	RR	VI Area 3																																																				
Tax Area	22 - CATOOSA / FAIR OAKS FD																																																					
Name ID	265000																																																					
SHOUSE, EDWARD RAY &																																																						
VICKIE LYNN																																																						
8325 E 586 RD																																																						
CATOOSA OK 74015-0000																																																						
Parcel Location					660065629_003.JPG 1/13/2026																																																	
Situs	26267 HASKELL ST				Building Permits																																																	
Subdivision					<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>R2012 10 20</td> <td>R14-NEW 30X50 1500 SQ FT DETACH</td> <td>10/2012</td> <td>06/2013</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 10 20	R14-NEW 30X50 1500 SQ FT DETACH	10/2012	06/2013	15,000																																			
Number	Description	Opened	Closed	Amount																																																		
R2012 10 20	R14-NEW 30X50 1500 SQ FT DETACH	10/2012	06/2013	15,000																																																		
Lot/Block	/	Parcel Size 4 - Acres			S 528' OF E2 W2 NE SW																																																	
Sec/Twn/Rng	35 / 20 / 15 / 3				Exemptions																																																	
Neighborhood	2015 - UNPLATTED				<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>1047/750</td> <td>RIMER HOMES</td> <td>12/09/1996</td> <td>75,000</td> <td>No</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	1047/750	RIMER HOMES	12/09/1996	75,000	No																									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1047/750	RIMER HOMES	12/09/1996	75,000	No																																													
School District	S002 - CATOOSA SCHOOLS				Sale History																																																	
Legal Description Lat/Long: 36.16666329 -95.68447888					Parcel Valuation																																																	
S 528' OF E2 W2 NE SW					<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 67,191</td> <td>45,261</td> <td>11%</td> <td>4,979</td> <td>Assessed</td> <td>20,299</td> <td>2,027.06</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 200,732</td> <td>139,271</td> <td></td> <td>15,320</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>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 267,923</td> <td>184,532</td> <td></td> <td>20,299</td> <td>Total Taxable</td> <td>19,299</td> <td>1,934.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	0	Land Value 67,191	45,261	11%	4,979	Assessed	20,299	2,027.06	Year Frozen	0	Improvements 200,732	139,271		15,320	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 267,923	184,532		20,299	Total Taxable	19,299	1,934.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																														
Remove Cap	0	Land Value 67,191	45,261	11%	4,979	Assessed	20,299	2,027.06																																														
Year Frozen	0	Improvements 200,732	139,271		15,320	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																														
TIF Project ID	0	Total Value 267,923	184,532		20,299	Total Taxable	19,299	1,934.00																																														
Assessment History					Assessment History																																																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660065629	SHOUSE, EDWARD RAY &	22	261,295	1000	18,708	1,875.00																																															
2024	2024-660065629	SHOUSE, EDWARD RAY &	22	270,748	1000	18,133	1,774.00																																															
2023	2023-660065629	SHOUSE, EDWARD RAY &	22	230,293	1000	17,576	1,656.00																																															
2022	2022-660065629	SHOUSE, EDWARD RAY &	22	218,752	1000	17,035	1,609.00																																															
2021	2021-660065629	SHOUSE, EDWARD RAY &	22	197,511	1000	16,510	1,576.00																																															
2020	2020-660065629	SHOUSE, EDWARD RAY &	22	198,067	1000	16,000	1,535.00																																															
2019	2019-660065629	SHOUSE, EDWARD RAY &	22	184,620	1000	15,505	1,505.00																																															
2018	2018-660065629	SHOUSE, EDWARD RAY &	22	183,607	1000	15,024	1,449.00																																															
2017	2017-660065629	SHOUSE, EDWARD RAY &	22	183,977	1000	14,558	1,424.00																																															
2016	2016-660065629	SHOUSE, EDWARD RAY &	22	180,181	1000	14,105	1,360.00																																															
2015	2015-660065629	SHOUSE, EDWARD RAY &	22	177,210	1000	13,665	1,324.00																																															
2014	2014-660065629	SHOUSE, EDWARD RAY &	20	179,977	1000	13,238	1,198.00																																															
2013	2013-660065629	SHOUSE, EDWARD RAY &	20	159,687	1000	11,527	1,032.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:52:04
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.2699 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 185,998.00 x .36 = 67,191 Factor Value Adjustments 1.0000 Lot Value 67,191		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,623 / 1,623
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,623
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 216,278 133.26 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.62	Total Misc Impr	+ 12,814	Roofing Adj	+ 4.45	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 233,291	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 69,987
Plumbing Adj	+ 9.42	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 163,304
Adj Base Cost	= 126.81	Lot Value	+ 67,191	Total Area	x 1,623	Indicated Value	= 230,495
		Value Per SqFt	142.02	Adjusted Cost	= 205,813		

Value Reconciliation
Selected Approach Cost Approach Improvements 163,304 Lot Value 67,191 Indicated Value 230,495 142.02 Per SqFt Agland Value Site Improvements 37,428 Total Value 267,923 165.08 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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Porch	81705	254		254	23.39		5,941
PATO	Patio - Open	81706	174		174	10.21		1,777



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

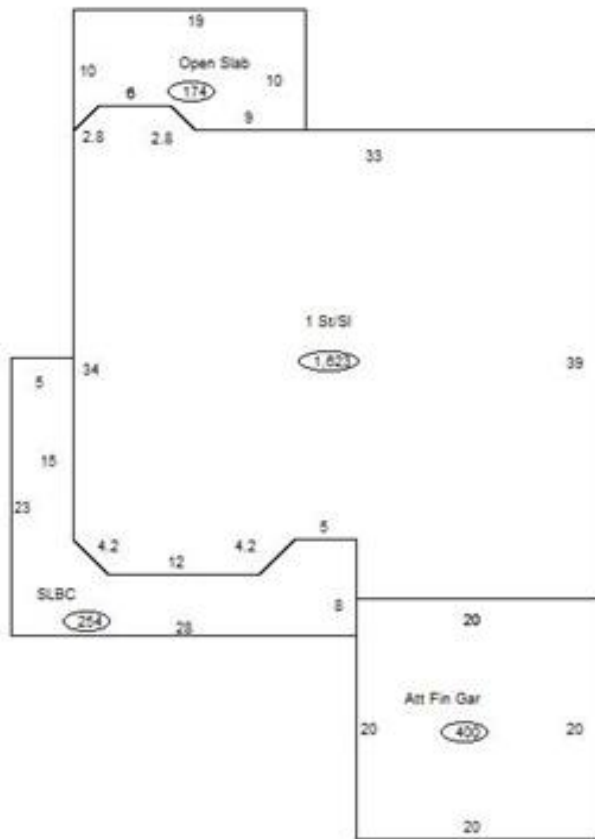
Date 04/16/2026

Time 22:52:04

Page 3

Sketch Image

660065629



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,623	1.000	1,623
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	254	1.000	254
4	M	PATO		13	Open Slab	174	1.000	174
Total Building Area						1,623		1,623



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:52:04
Page 4

660065629

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x30x12	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
Base Cost (31.19 x 1,500)		46,785	46,785	9,357	37,428	