



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 660077019 Parcel ID 000000-00-0-40055-003-0035 Cadastral ID 32-23-15-02110 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 305391 BRYSON, KATHRYN & BRYSON FAMILY TRUST PO BOX 323 OWASSO OK 74053-0000 Parcel Location Situs 01108 S CATALINA DR Subdivision HARBOUR CREEK VILLAGE Lot/Block 0035 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 23 / 15 / 5 Neighborhood 1201 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-22\IMG_0218.JPG 6/22/2020</p>														
Legal Description Lat/Long: 36.43409181 -95.72443087																			
LOT 35 BLOCK 3 HARBOUR CREEK VILLAGE					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	BRYSON, J C &	08/08/2018	0	4										
					2621/869	COMERICA BANK & TRUST NA	03/28/2017	127,500	3										
					2447/513	STARKEY, JANICE M	12/31/2014	125,000	YES										
					2210/869	STARKEY, JANICE &	11/28/2011	0	4										
					2187/234	WOODS, TERRI LEA	08/08/2011	104,000	YES										
					1429/829	BOLAY, STEVEN R & HOLLY D	11/22/2002	97,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax										
Remove Cap	2018		Land Value 16,969	16,969	11%	1,867	Assessed	20,564	2,224.65										
Year Frozen	0		Improvements 185,833	169,971		18,697	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 202,802	186,940		20,564	Total Taxable	20,564	2,225.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660077019	BRYSON, KATHRYN &			31	200,198	0	19,584	2,118.00										
2024	2024-660077019	BRYSON, KATHRYN &			31	180,266	0	18,651	1,953.00										
2023	2023-660077019	BRYSON, KATHRYN &			31	161,487	0	17,764	1,847.00										
2022	2022-660077019	BRYSON, KATHRYN &			31	161,479	0	17,055	1,765.00										
2021	2021-660077019	BRYSON, KATHRYN &			31	147,959	0	16,243	1,693.00										
2020	2020-660077019	BRYSON, KATHRYN &			31	140,632	0	15,470	1,636.00										
2019	2019-660077019	BRYSON, KATHRYN &			31	134,945	0	14,844	1,540.00										
2018	2018-660077019	BRYSON, KATHRYN &			31	134,846	0	14,833	1,593.00										
2017	2017-660077019	BRYSON, J C &			31	133,690	1000	13,700	1,570.00										
2016	2016-660077019	COMERICA BANK & TRUST NA			31	130,192	1000	13,272	1,388.00										
2015	2015-660077019	COMERICA BANK & TRUST NA			31	125,969	0	13,857	1,358.00										
2014	2014-660077019	STARKEY, JANICE M			31	113,033	0	11,258	1,102.00										
2013	2013-660077019	STARKEY, JANICE M			31	97,473	0	10,722	1,014.00										



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Lot Data	Square-Foot - NBHD 1201 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.161	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,012.00 x 2.42 = 16,969	
Factor Value		
Adjustments	1.0000	
Lot Value	16,969	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,405 / 1,405
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,405
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	214,917	152.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	178,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	121.91	Total Misc Impr	+	4,841			
Roofing Adj	+ 5.81	Garage Cost	+	19,359			
Subfloor Adj	+ -3.76	Total RCN	=	236,453			
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	52,020			
Plumbing Adj	+ 12.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	184,433			
Adj Base Cost	= 151.07	Lot Value	+	16,969			
Total Area	x 1,405	Indicated Value	=	201,402			
Adjusted Cost	= 212,253	Value Per SqFt		143.35			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,433		
Lot Value	16,969		
Indicated Value	201,402	143.35	Per SqFt
Agland Value			
Site Improvements	1,400		
Total Value	202,802	144.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	92309	9x4		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	92310	13x10		130	29.09		3,782



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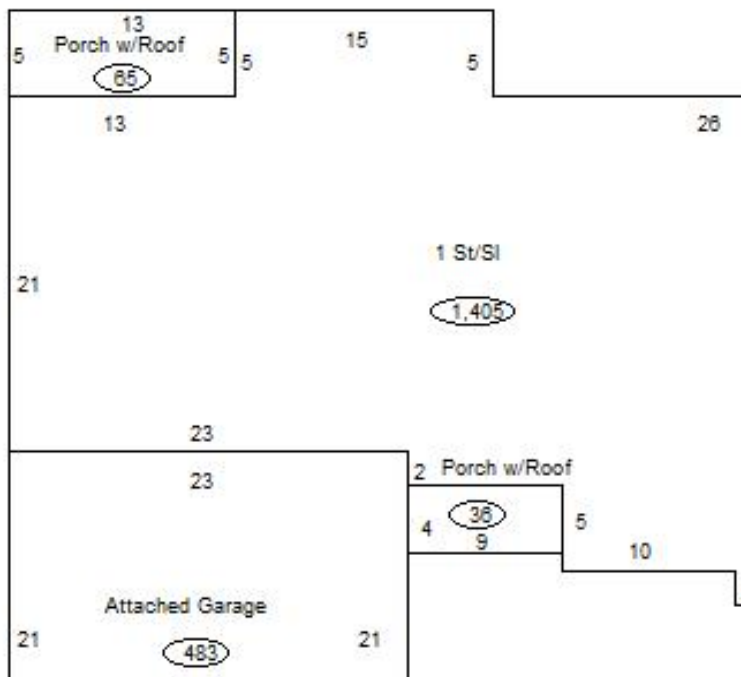
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,405	1.000	1,405
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	65	1.000	65
Total Building Area						1,405		1,405



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x8	Plank	Galvanized Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (32.41 x 80)	2,593		2,593	1,193
						1,400