



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:47:07  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660093868 <b>Parcel ID</b> 000000-00-0-00694-002-0001 <b>Cadastral ID</b> 19-20-16-02450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 333543 ALEXANDER, SIMON & CHRISTY L  10025 E RIVERBLUFF RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10025 E RIVERBLUFF RD <b>Subdivision</b> RIVER PORT RANCH V <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 16 / 5 <b>Neighborhood</b> 1101 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660093868 11/04/25</p> <p>660093868_001.JPG 11/5/2025</p>														
<b>Legal Description</b> Lat/Long: 36.19994139 -95.65451969																			
RIVER PORT RANCH V LOT 1 BLOCK 2.					<b>Building Permits</b> <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>R21</td> <td>R23- POSS SFR PER MRTGE PPRWRk</td> <td>10/2021</td> <td>01/2023</td> <td>573,750</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- POSS SFR PER MRTGE PPRWRk	10/2021	01/2023	573,750
Number	Description	Opened	Closed	Amount															
R21	R23- POSS SFR PER MRTGE PPRWRk	10/2021	01/2023	573,750															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	DUPRE, MARY E TRUSTEE	02/08/2021	75,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	99.860	<b>Current Tax</b>										
<b>Remove Cap</b>	2022		<b>Land Value</b> 80,396	79,596	11%	8,756	<b>Assessed</b>	9,324	931.09										
<b>Year Frozen</b>	0		<b>Improvements</b> 450,923	5,168		568	<b>Penalty</b>	0											
<b>Uncapped Value</b>	2,810		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	1,000	-93.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 531,319	84,764		9,324	<b>Total Taxable</b>	8,324	838.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660093868	ALEXANDER, SIMON & CHRISTY L			22	506,659	1000	7,753	781.00										
2024	2024-660093868	ALEXANDER, SIMON & CHRISTY L			22	524,695	1000	7,498	737.00										
2023	2023-660093868	ALEXANDER, SIMON & CHRISTY L			22	75,000	1000	7,250	687.00										
2022	2022-660093868	ALEXANDER, SIMON & CHRISTY L			22	75,000	0	8,250	776.00										
2021	2021-660093868	ALEXANDER, SIMON & CHRISTY L			22	163	0	18	2.00										
2020	2020-660093868	DUPRE, MARY E TRUSTEE			22	163	0	18	2.00										
2019	2019-660093868	DUPRE, MARY E TRUSTEE			22	163	0	18	2.00										
2018	2018-660093868	DUPRE, MARY			22	163	0	18	2.00										
2017	2017-660093868	DUPRE, MARY			22	163	0	18	2.00										
2016	2016-660093868	DUPRE, MARY			22	163	0	18	2.00										
2015	2015-660093868	DUPRE, MARY			22	163	0	18	2.00										
2014	2014-660093868	DUPRE, MARY			22	163	0	18	2.00										
2013	2013-660093868	DUPRE, MARY			20	163	0	18	2.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:47:07  
 Page 2

Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.8261 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 79,543.00 x 1.01 = 80,396 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 80,396		<p>660093868 11/04/25</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	2,300 / 2,880
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,300
<b>Fixture/RghIn</b>	15 /
<b>Bed/F/H Bath</b>	4 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	862 Attached Garage - Finished 3 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2022 / 3

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 450,849 156.54 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.44	<b>Total Misc Impr</b>	+ 43,959	<b>Roofing Adj</b>	+ 4.70	<b>Garage Cost</b>	+ 49,056
<b>Subfloor Adj</b>	+ -3.69	<b>Total RCN</b>	= 461,972	<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 3%)</b>	- 13,859
<b>Plumbing Adj</b>	+ 9.35	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 448,113
<b>Adj Base Cost</b>	= 128.11	<b>Lot Value</b>	+ 80,396	<b>Total Area</b>	x 2,880	<b>Indicated Value</b>	= 528,509
		<b>Value Per SqFt</b>	183.51	<b>Adjusted Cost</b>	= 368,957		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 448,113 <b>Lot Value</b> 80,396 <b>Indicated Value</b> 528,509 183.51 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,810 <b>Total Value</b> 531,319 184.49 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	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PRCH	Porch	156186	438		438	31.51		13,801
PRCH	Porch	156187	604		604	30.99		18,718



# Rogers

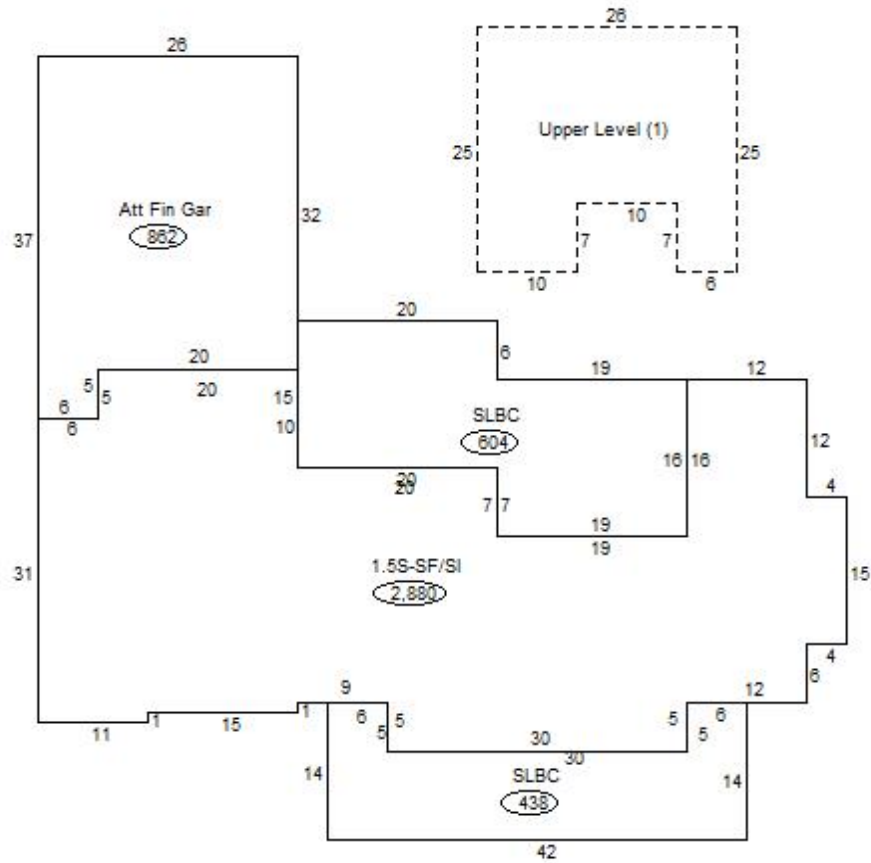
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:47:07  
 Page 3

Sketch Image

660093868



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,300	1.252	2,880
2	G	5		20	Att Fin Gar	862	1.000	862
3	M	PRCH		20	SLBC	438	1.000	438
4	M	PRCH		20	SLBC	604	1.000	604
5	U	^UL		20	Upper Level (1)	580	1.000	580
<b>Total Building Area</b>						<b>2,300</b>		<b>2,880</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:47:08  
Page 4

660093868

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	2	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 (19.51 x 160)		3,122		3,122 312		2,810