




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data   |                              |                     |                 |                    | Primary Image  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
|---|------------------------------|---------------------|-----------------|--------------------|--|--------------------------|----------------------|--------------------|-------------|--------|-------------|--------|--------|--------|------------|------------------------------|---------|---------|---------|------------|---------------|---------|---------|--------|------------|-------------------------|---------|---------|---------|
| <b>Account</b> 660093871<br><b>Parcel ID</b> 000000-00-0-00694-002-0004<br><b>Cadastral ID</b> 19-20-16-02480<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 3<br><b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD<br><b>Name ID</b> 323571<br>GARNER, DOUGLAS E &<br>HEATHER J<br><br>10097 RIVERBLUFF RD<br>CATOOSA OK 74015-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 10097 E RIVERBLUFF RD<br><b>Subdivision</b> RIVER PORT RANCH V<br><b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1.5 - Lots<br><b>Sec/Twn/Rng</b> 19 / 20 / 16 / 5<br><b>Neighborhood</b> 1101 - R-V03-SW CATOOSA<br><b>School District</b> S002 - CATOOSA SCHOOLS |                              |                     |                 |                    |  <p>660093871 11/04/25</p> <p>660093871_002.JPG 11/5/2025</p>  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| <b>Legal Description</b> Lat/Long: 36.20040414 -95.65324906   |                              |                     |                 |                    |  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| RIVER PORT RANCH V E 85' LOT 3 AND ALL OF LOT 4 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 000383</td> <td>R23- NEW 74X39 DTCH ACC BLDG</td> <td>09/2021</td> <td>09/2022</td> <td>250,000</td> </tr> <tr> <td>P19 000024</td> <td>R20- NEW POOL</td> <td>04/2019</td> <td>10/2019</td> <td>50,000</td> </tr> <tr> <td>R18 000296</td> <td>R20- NEW 2792 SQ FT SFR</td> <td>10/2018</td> <td>06/2019</td> <td>300,000</td> </tr> </tbody> </table> |                          |                      |                    |             | Number | Description | Opened | Closed | Amount | R21 000383 | R23- NEW 74X39 DTCH ACC BLDG | 09/2021 | 09/2022 | 250,000 | P19 000024 | R20- NEW POOL | 04/2019 | 10/2019 | 50,000 | R18 000296 | R20- NEW 2792 SQ FT SFR | 10/2018 | 06/2019 | 300,000 |
| Number  | Description                  | Opened              | Closed          | Amount             |  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| R21 000383  | R23- NEW 74X39 DTCH ACC BLDG | 09/2021             | 09/2022         | 250,000            |  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| P19 000024  | R20- NEW POOL                | 04/2019             | 10/2019         | 50,000             |  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| R18 000296  | R20- NEW 2792 SQ FT SFR      | 10/2018             | 06/2019         | 300,000            |  |                          |                      |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| <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              | /  | SNEAD, DANIEL G & MARY K | 05/25/2021           | 36,000             | 19          |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
|   |                              |                     |                 |                    | /  | GARNER, DOUGLAS E &      | 05/25/2021           | 0                  | 4           |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
|   |                              |                     |                 |                    | /  | GARNER, DOUGLAS E &      | 06/20/2019           | 0                  | 4           |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
|   |                              |                     |                 |                    | /  | GARNER, DOUGLAS E &      | 10/03/2018           | 0                  | 4           |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
|   |                              |                     |                 |                    | 2684/844   | DUPRE, MARY              | 12/15/2017           | 54,000             | 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> |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| Remove Cap  |                              | Land Value          | 93,907          | 90,129             | 11%  | 9,914                    | Assessed             | 75,739             | 7,563.30    |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| Year Frozen   | 0                            | Improvements        | 739,999         | 598,415            |  | 65,825                   | Penalty              | 0                  |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| Uncapped Value  | 0                            | Mobile Home         | 0               | 0                  |  | 0                        | Exemption            | 1,000              | -93.00      |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| TIF Project ID  | 0                            | <b>Total Value</b>  | 833,906         | 688,544            |  | 75,739                   | <b>Total Taxable</b> | 74,739             | 7,470.00    |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| <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  | 2025-660093871               | GARNER, DOUGLAS E & | 22              | 793,800            | 1000   | 72,533                   | 7,250.00             |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2024  | 2024-660093871               | GARNER, DOUGLAS E & | 22              | 780,766            | 1000   | 70,392                   | 6,868.00             |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2023  | 2023-660093871               | GARNER, DOUGLAS E & | 22              | 694,713            | 1000   | 68,313                   | 6,415.00             |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2022  | 2022-660093871               | GARNER, DOUGLAS E & | 22              | 452,130            | 1000   | 41,358                   | 3,897.00             |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2021  | 2021-660093871               | GARNER, DOUGLAS E & | 22              | 373,863            | 1000   | 40,125                   | 3,818.00             |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2020  | 2020-660093871               | GARNER, DOUGLAS E & | 22              | 367,827            | 1000   | 39,461                   | 3,775.00             |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2019  | 2019-660093871               | GARNER, DOUGLAS E & | 22              | 54,999             | 0  | 6,050                    | 584.00               |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2018  | 2018-660093871               | GARNER, DOUGLAS E & | 22              | 54,999             | 0  | 6,050                    | 581.00               |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2017  | 2017-660093871               | DUPRE, MARY         | 22              | 163                | 0  | 18                       | 2.00                 |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2016  | 2016-660093871               | DUPRE, MARY         | 22              | 163                | 0  | 18                       | 2.00                 |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2015  | 2015-660093871               | DUPRE, MARY         | 22              | 163                | 0  | 18                       | 2.00                 |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2014  | 2014-660093871               | DUPRE, MARY         | 22              | 163                | 0  | 18                       | 2.00                 |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |
| 2013  | 2013-660093871               | DUPRE, MARY         | 20              | 163                | 0  | 18                       | 2.00                 |                    |             |        |             |        |        |        |            |                              |         |         |         |            |               |         |         |        |            |                         |         |         |         |



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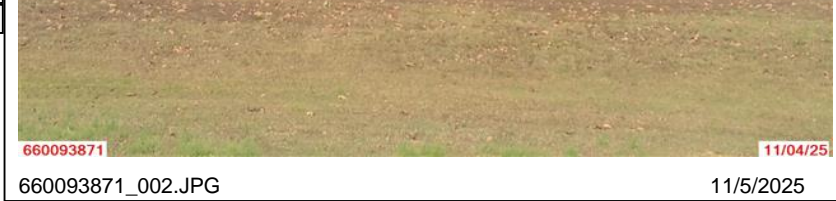
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| Lot Data        | Square-Foot - NBHD 1101 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       |                            |               |
| Units Buildable | 1                          |               |
| Non-Ag Acres    | 2.686                      |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 117,004.00 x .80 = 93,907  |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 93,907                     |               |

| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence               |
| Condition        | 3 - Average                             |
| Quality          | 4 - Good                                |
| Architecture     | TRAD TRADITIONAL                        |
| Style            | 100% One Story                          |
| Exterior Wall    | 100% Veneer, Masonry                    |
| Base/Total Area  | 2,688 / 2,688                           |
| Style            | 100% One Story                          |
| HVAC             | 100% Warmed & Cooled Air                |
| Roof Cover       | 1 Composition Shingle                   |
| Area on Slab     | 2,688                                   |
| Fixture/RghIn    | 15 /                                    |
| Bed/F/H Bath     | 3 / 2.0 / 1.0                           |
| Basement Area    |   |
| Garage Type      | 975 Attached Garage - Finished 3 Stalls |
| Remodel          |   |
| Year/Eff Age     | 2019 / 5                                |



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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     | 455,079 | 169.30 | Per SqFt |

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

| Cost Approach |           |                    |   | Manual : 01/2025 |  |
|---------------|-----------|--------------------|---|------------------|--|
| Base Cost     | 111,58    | Total Misc Impr    | + | 30,025           |  |
| Roofing Adj   | + 5.75    | Garage Cost        | + | 55,487           |  |
| Subfloor Adj  | + -4.48   | Total RCN          | = | 459,601          |  |
| Heat/Cool Adj | + 16.31   | Depreciation ( 5%) | - | 22,980           |  |
| Plumbing Adj  | + 10.01   | Lump Sums          | + | 0                |  |
| Basement Adj  | + 0.00    | RCNLD              | = | 436,621          |  |
| Adj Base Cost | = 139.17  | Lot Value          | + | 93,907           |  |
| Total Area    | x 2,688   | Indicated Value    | = | 530,528          |  |
| Adjusted Cost | = 374,089 | Value Per SqFt     |   | 197.37           |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 436,621       |        |                      |
| Lot Value            | 93,907        |        |                      |
| Indicated Value      | 530,528       | 197.37 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 24,103        |        |                      |
| Total Value          | 554,631       | 206.34 | 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  |
| PRCH                       | SLAB PORCH - COVERED            | 141317    | 32x16 |      | 512   | 31.28     |      | 16,015 |
| PRCH                       | Porch                           | 141319    | 210   |      | 210   | 32.22     |      | 6,766  |





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### Outbuildings/Site Improvements

| Building Image   | Code | Description                      | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|------|----------------------------------|-----------------------|------------|--------------------------------|--------------|
|  | SPLG | Swimming Pool - In Ground GUNITE | 0x0x0                 | Concrete   |                                | 540          |
|  | Qual | 4                                | Cond 4                | Year 2019  | Eff Age 4                      |              |
|  |      | <b>Valuation Summary</b>         | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (21% Phys/ % Func)</b> | <b>RCNLD</b> |
|  |      | Base Cost (56.50 x 540)          | 30,510                | 30,510     | 6,407                          | 24,103       |



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| Lot Data   | Primary Image |
|--|---------------|
| Lot Size<br>Lot Count<br>Units Buildable<br>Non-Ag Acres<br>Topography<br>Street Access<br>Utilities<br>Amenities LAND QUALITY<br><br>Method<br>Base Lot Value<br>Factor Value<br>Adjustments<br>Lot Value |               |

| Residential Data |   |
|------------------|---|
| Type             | 1 Single Family Residence                   |
| Condition        | 4 - Good                                    |
| Quality          | 4 - Good                                    |
| Architecture     | TRAD TRADITIONAL                            |
| Style            | 100% One Story                              |
| Exterior Wall    | 65% Frame, Siding, Wood 35% Veneer, Masonry |
| Base/Total Area  | 1,443 / 1,443                               |
| Style            | 100% One Story                              |
| HVAC             | 100% Warmed & Cooled Air                    |
| Roof Cover       | 1 Composition Shingle                       |
| Area on Slab     | 1,443                                       |
| Fixture/RghIn    | 11 /  |
| Bed/F/H Bath     | 2 / 2.0 /                                   |
| Basement Area    |   |
| Garage Type      | 975 Attached Garage - Finished 3 Stalls     |
| Remodel          |   |
| Year/Eff Age     | 2022 / 2                                    |

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |  |
|---------------------|--|
| MRA Code            |  |
| Adjusted R          |  |
| Indicated Value     |  |

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

| Cost Approach |          |                 |           | Manual : 01/2025 |           |                    |           |
|---------------|----------|-----------------|-----------|------------------|-----------|--------------------|-----------|
| Base Cost     | 111.71   | Total Misc Impr | + 18,970  | Roofing Adj      | + 6.06    | Garage Cost        | + 55,487  |
| Subfloor Adj  | + -4.69  | Total RCN       | = 281,181 | Heat/Cool Adj    | + 16.31   | Depreciation ( 2%) | - 5,624   |
| Plumbing Adj  | + 13.87  | Lump Sums       | + 3,718   | Basement Adj     | + 0.00    | RCNLD              | = 279,275 |
| Adj Base Cost | = 143.26 | Lot Value       | + 279,275 | Total Area       | x 1,443   | Indicated Value    | = 279,275 |
|               |          | Value Per SqFt  | 193.54    | Adjusted Cost    | = 206,724 |                    |           |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 279,275       |        |                      |
| Lot Value            |               |        |                      |
| Indicated Value      | 279,275       | 193.54 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 279,275       | 193.54 | Total Value Per SqFt |

| Miscellaneous Improvements |                                  |           |       |      |       |           |      |        |
|----------------------------|----------------------------------|-----------|-------|------|-------|-----------|------|--------|
| Code                       | Description                      | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value  |
| EPKS                       | Enclosed Porch - Kneewall Screen | 155410    | 39x12 |      | 468   | 34.73     |      | 16,254 |
| PATO                       | Slab Porch - Open                | 155411    | 52x4  |      | 208   | 13.06     |      | 2,716  |
| WODO                       | Wood Deck - Open                 | 155412    | 14x8  |      | 112   | 33.20     |      | 3,718  |



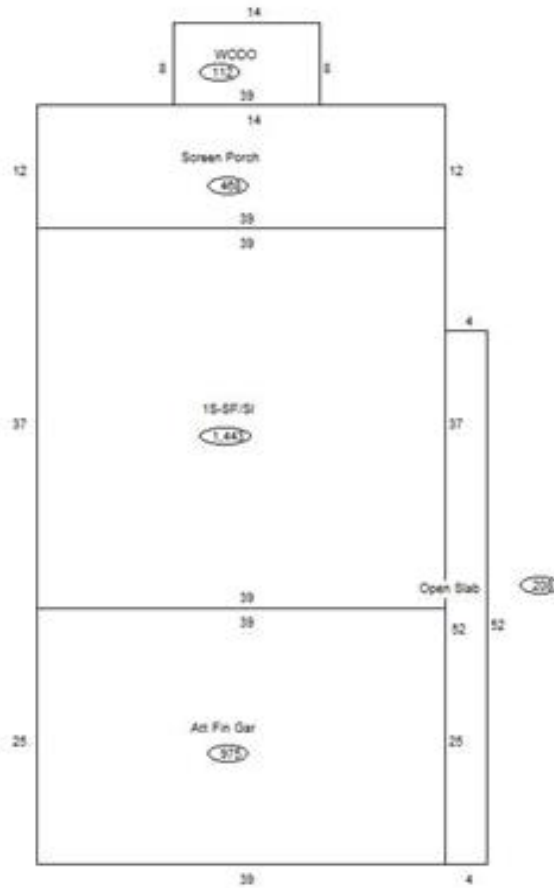
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Sketch Image

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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    | 1S-SF/SI      | 1,443     | 1.000      | 1,443      |
| 2                          | G    | 5    |            | 13    | Att Fin Gar   | 975       | 1.000      | 975        |
| 3                          | M    | EPKS |            | 13    | Screen Porch  | 468       | 1.000      | 468        |
| 4                          | M    | PATO |            | 13    | Open Slab     | 208       | 1.000      | 208        |
| 5                          | M    | WODO |            | 13    | WODO          | 112       | 1.000      | 112        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,443     |            | 1,443      |