



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:47:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093877 Parcel ID 000000-00-0-00694-002-0010 Cadastral ID 19-20-16-02540 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 170174 NELSON, KENNETH W & DONNA C 10241 E RIVERBLUFF RD CATOOSA OK 74015-0000					<p>660093877 11/04/25</p> <p>660093877_001.JPG 11/5/2025</p>																																																																																																																				
Parcel Location Situs 10241 E RIVERBLUFF RD Subdivision RIVER PORT RANCH V Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20194392 -95.65046747 RIVER PORT RANCH V LOT 10 BLOCK 2.					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>R2014 07 21</td> <td>R16-NEW 3254 SQ FT SFR</td> <td>11/2014</td> <td>05/2015</td> <td>375,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 07 21	R16-NEW 3254 SQ FT SFR	11/2014	05/2015	375,000																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R2014 07 21	R16-NEW 3254 SQ FT SFR	11/2014	05/2015	375,000																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2393/761</td> <td>DUPRE, MARY</td> <td>04/01/2014</td> <td>51,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2393/761	DUPRE, MARY	04/01/2014	51,000	YES																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2393/761	DUPRE, MARY	04/01/2014	51,000	YES																																																																																																																					
Parcel Valuation <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>2015</td> <td>Land Value 80,731</td> <td>80,731</td> <td>11%</td> <td>8,880</td> <td>Assessed</td> <td>59,868</td> <td>5,978.42</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 489,152</td> <td>463,526</td> <td></td> <td>50,988</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>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 569,883</td> <td>544,257</td> <td></td> <td>59,868</td> <td>Total Taxable</td> <td>58,868</td> <td>5,886.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2015	Land Value 80,731	80,731	11%	8,880	Assessed	59,868	5,978.42	Year Frozen	0	Improvements 489,152	463,526		50,988	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 569,883	544,257		59,868	Total Taxable	58,868	5,886.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																																																																																																	
Remove Cap	2015	Land Value 80,731	80,731	11%	8,880	Assessed	59,868	5,978.42																																																																																																																	
Year Frozen	0	Improvements 489,152	463,526		50,988	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00																																																																																																																	
TIF Project ID	0	Total Value 569,883	544,257		59,868	Total Taxable	58,868	5,886.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>528,405</td><td>1000</td><td>57,124</td><td>5,712.00</td></tr> <tr><td>2024</td><td>2024-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>555,212</td><td>1000</td><td>56,814</td><td>5,544.00</td></tr> <tr><td>2023</td><td>2023-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>530,229</td><td>1000</td><td>55,130</td><td>5,179.00</td></tr> <tr><td>2022</td><td>2022-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>530,229</td><td>1000</td><td>53,495</td><td>5,038.00</td></tr> <tr><td>2021</td><td>2021-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>486,058</td><td>1000</td><td>51,908</td><td>4,937.00</td></tr> <tr><td>2020</td><td>2020-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>477,893</td><td>1000</td><td>50,367</td><td>4,816.00</td></tr> <tr><td>2019</td><td>2019-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>453,370</td><td>1000</td><td>48,871</td><td>4,727.00</td></tr> <tr><td>2018</td><td>2018-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>465,804</td><td>1000</td><td>50,238</td><td>4,831.00</td></tr> <tr><td>2017</td><td>2017-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>461,808</td><td>1000</td><td>48,764</td><td>4,751.00</td></tr> <tr><td>2016</td><td>2016-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>449,515</td><td>1000</td><td>47,314</td><td>4,546.00</td></tr> <tr><td>2015</td><td>2015-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>52,500</td><td>0</td><td>5,775</td><td>556.00</td></tr> <tr><td>2014</td><td>2014-660093877</td><td>NELSON, KENNETH W &</td><td>22</td><td>163</td><td>0</td><td>18</td><td>2.00</td></tr> <tr><td>2013</td><td>2013-660093877</td><td>DUPRE, MARY</td><td>20</td><td>163</td><td>0</td><td>18</td><td>2.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660093877	NELSON, KENNETH W &	22	528,405	1000	57,124	5,712.00	2024	2024-660093877	NELSON, KENNETH W &	22	555,212	1000	56,814	5,544.00	2023	2023-660093877	NELSON, KENNETH W &	22	530,229	1000	55,130	5,179.00	2022	2022-660093877	NELSON, KENNETH W &	22	530,229	1000	53,495	5,038.00	2021	2021-660093877	NELSON, KENNETH W &	22	486,058	1000	51,908	4,937.00	2020	2020-660093877	NELSON, KENNETH W &	22	477,893	1000	50,367	4,816.00	2019	2019-660093877	NELSON, KENNETH W &	22	453,370	1000	48,871	4,727.00	2018	2018-660093877	NELSON, KENNETH W &	22	465,804	1000	50,238	4,831.00	2017	2017-660093877	NELSON, KENNETH W &	22	461,808	1000	48,764	4,751.00	2016	2016-660093877	NELSON, KENNETH W &	22	449,515	1000	47,314	4,546.00	2015	2015-660093877	NELSON, KENNETH W &	22	52,500	0	5,775	556.00	2014	2014-660093877	NELSON, KENNETH W &	22	163	0	18	2.00	2013	2013-660093877	DUPRE, MARY	20	163	0	18	2.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660093877	NELSON, KENNETH W &	22	528,405	1000	57,124	5,712.00																																																																																																																		
2024	2024-660093877	NELSON, KENNETH W &	22	555,212	1000	56,814	5,544.00																																																																																																																		
2023	2023-660093877	NELSON, KENNETH W &	22	530,229	1000	55,130	5,179.00																																																																																																																		
2022	2022-660093877	NELSON, KENNETH W &	22	530,229	1000	53,495	5,038.00																																																																																																																		
2021	2021-660093877	NELSON, KENNETH W &	22	486,058	1000	51,908	4,937.00																																																																																																																		
2020	2020-660093877	NELSON, KENNETH W &	22	477,893	1000	50,367	4,816.00																																																																																																																		
2019	2019-660093877	NELSON, KENNETH W &	22	453,370	1000	48,871	4,727.00																																																																																																																		
2018	2018-660093877	NELSON, KENNETH W &	22	465,804	1000	50,238	4,831.00																																																																																																																		
2017	2017-660093877	NELSON, KENNETH W &	22	461,808	1000	48,764	4,751.00																																																																																																																		
2016	2016-660093877	NELSON, KENNETH W &	22	449,515	1000	47,314	4,546.00																																																																																																																		
2015	2015-660093877	NELSON, KENNETH W &	22	52,500	0	5,775	556.00																																																																																																																		
2014	2014-660093877	NELSON, KENNETH W &	22	163	0	18	2.00																																																																																																																		
2013	2013-660093877	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 07:47:19
Page 2

Lot Data		Square-Foot - NBHD 1101 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.8389							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	80,102.00 x 1.01 = 80,731			660093877_001.JPG		11/5/2025		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	80,731			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	4 - Good			MRA Code 1 Test				
Quality	4 - Good			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 489,297 150.28 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone			Selection Model A Adam Test				
Base/Total Area	3,256 / 3,256			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	3,256			Selected Approach Cost Approach				
Fixture/RghIn	15 /			Improvements 484,198				
Bed/F/H Bath	4 / 3.0 /			Lot Value 80,731				
Basement Area				Indicated Value 564,929 173.50 Per SqFt				
Garage Type	1,045 Attached Garage - Finished 3 Stalls			Agland Value				
Remodel				Site Improvements 4,954				
Year/Eff Age	2015 / 7			Total Value 569,883 175.03 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	108.13	Total Misc Impr	+ 24,868					
Roofing Adj	+ 5.59	Garage Cost	+ 59,471					
Subfloor Adj	+ -4.30	Total RCN	= 520,643					
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 36,445					
Plumbing Adj	+ 8.27	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 484,198					
Adj Base Cost	= 134.00	Lot Value	+ 80,731					
Total Area	x 3,256	Indicated Value	= 564,929					
Adjusted Cost	= 436,304	Value Per SqFt	173.50					
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	122680	444		444	31.49		13,982
PRCH	SLAB PORCH - COVERED	122681	111		111	32.81		3,642



Rogers

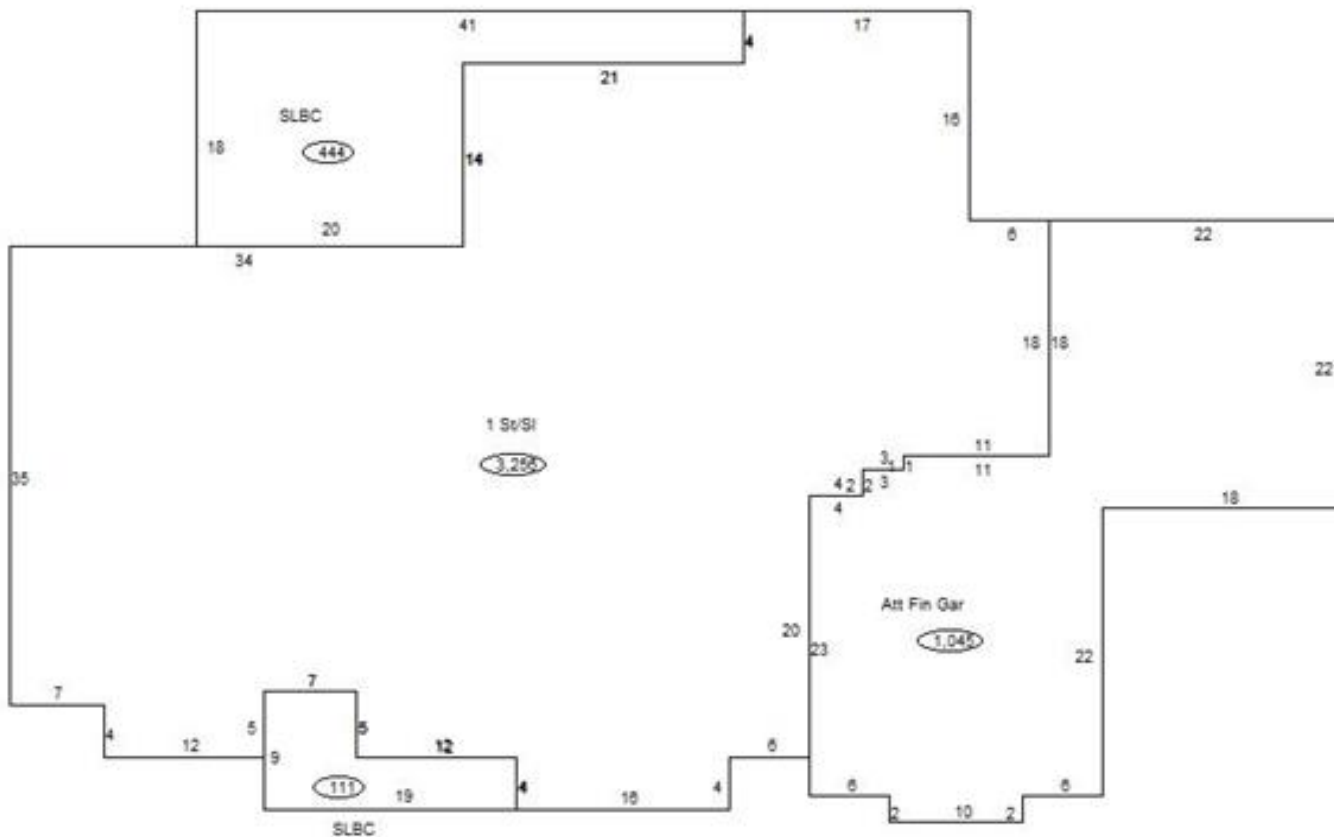
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:47:19
 Page 3

Sketch Image

660093877



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,256	1.000	3,256
2	G	5		13	Att Fin Gar	1,045	1.000	1,045
3	M	PRCH		13	SLBC	444	1.000	444
4	M	PRCH		13	SLBC	111	1.000	111
Total Building Area						3,256		3,256



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:47:20
Page 4

660093877

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SOLP	Solar Panels	0x0x0			4
	Qual 3	Cond 3	Year 2022	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (315.00 x 4)	1,260		1,260	126	1,134



SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
Qual 4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (26.53 x 160)	4,245		4,245	425	3,820