



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:47:21
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093878 Parcel ID 000000-00-0-00694-002-0011 Cadastral ID 19-20-16-02550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 312038 NELSON, SEAN & CASSIDY 10265 E RIVER BLUFF RD CATOOSA OK 74015-0000 Parcel Location Situs 10265 E RIVERBLUFF RD Subdivision RIVER PORT RANCH V Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660093878_001.JPG 11/5/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.20196758 -95.64974179 RIVER PORT RANCH V LOT 11 BLOCK 2.																																																																																																																									
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	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 05 2</td> <td>R16-NEW 3450 SQ FT SFR</td> <td>05/2014</td> <td>05/2015</td> <td>334,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 05 2	R16-NEW 3450 SQ FT SFR	05/2014	05/2015	334,000																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
R2014 05 2	R16-NEW 3450 SQ FT SFR	05/2014	05/2015	334,000																																																																																																																					
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 64,588</td> <td>45,324</td> <td>11%</td> <td>4,986</td> <td>Assessed</td> <td>57,378</td> <td>5,729.77</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 489,749</td> <td>476,283</td> <td></td> <td>52,392</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 554,337</td> <td>521,607</td> <td></td> <td>57,378</td> <td>Total Taxable</td> <td>56,378</td> <td>5,637.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2015	Land Value 64,588	45,324	11%	4,986	Assessed	57,378	5,729.77	Year Frozen	0	Improvements 489,749	476,283		52,392	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 554,337	521,607		57,378	Total Taxable	56,378	5,637.00	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>2395/474</td> <td>DUPRE, MARY</td> <td>04/11/2014</td> <td>24,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2395/474	DUPRE, MARY	04/11/2014	24,000	YES																																																									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																																																																																																	
Remove Cap	2015	Land Value 64,588	45,324	11%	4,986	Assessed	57,378	5,729.77																																																																																																																	
Year Frozen	0	Improvements 489,749	476,283		52,392	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																																																	
TIF Project ID	0	Total Value 554,337	521,607		57,378	Total Taxable	56,378	5,637.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2395/474	DUPRE, MARY	04/11/2014	24,000	YES																																																																																																																					
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>2025-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>526,999</td><td>1000</td><td>54,705</td><td>5,470.00</td></tr> <tr><td>2024</td><td>2024-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>554,520</td><td>1000</td><td>53,083</td><td>5,181.00</td></tr> <tr><td>2023</td><td>2023-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>525,794</td><td>1000</td><td>51,508</td><td>4,839.00</td></tr> <tr><td>2022</td><td>2022-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>519,793</td><td>1000</td><td>49,979</td><td>4,708.00</td></tr> <tr><td>2021</td><td>2021-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>455,874</td><td>1000</td><td>48,494</td><td>4,613.00</td></tr> <tr><td>2020</td><td>2020-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>447,857</td><td>1000</td><td>47,052</td><td>4,499.00</td></tr> <tr><td>2019</td><td>2019-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>424,117</td><td>1000</td><td>45,653</td><td>4,417.00</td></tr> <tr><td>2018</td><td>2018-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>436,207</td><td>1000</td><td>46,956</td><td>4,516.00</td></tr> <tr><td>2017</td><td>2017-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>411,826</td><td>1000</td><td>43,351</td><td>4,225.00</td></tr> <tr><td>2016</td><td>2016-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>400,555</td><td>0</td><td>43,059</td><td>4,131.00</td></tr> <tr><td>2015</td><td>2015-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>35,000</td><td>0</td><td>3,850</td><td>371.00</td></tr> <tr><td>2014</td><td>2014-660093878</td><td>NELSON, SEAN & CASSIDY</td><td>22</td><td>163</td><td>0</td><td>18</td><td>2.00</td></tr> <tr><td>2013</td><td>2013-660093878</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	2025-660093878	NELSON, SEAN & CASSIDY	22	526,999	1000	54,705	5,470.00	2024	2024-660093878	NELSON, SEAN & CASSIDY	22	554,520	1000	53,083	5,181.00	2023	2023-660093878	NELSON, SEAN & CASSIDY	22	525,794	1000	51,508	4,839.00	2022	2022-660093878	NELSON, SEAN & CASSIDY	22	519,793	1000	49,979	4,708.00	2021	2021-660093878	NELSON, SEAN & CASSIDY	22	455,874	1000	48,494	4,613.00	2020	2020-660093878	NELSON, SEAN & CASSIDY	22	447,857	1000	47,052	4,499.00	2019	2019-660093878	NELSON, SEAN & CASSIDY	22	424,117	1000	45,653	4,417.00	2018	2018-660093878	NELSON, SEAN & CASSIDY	22	436,207	1000	46,956	4,516.00	2017	2017-660093878	NELSON, SEAN & CASSIDY	22	411,826	1000	43,351	4,225.00	2016	2016-660093878	NELSON, SEAN & CASSIDY	22	400,555	0	43,059	4,131.00	2015	2015-660093878	NELSON, SEAN & CASSIDY	22	35,000	0	3,850	371.00	2014	2014-660093878	NELSON, SEAN & CASSIDY	22	163	0	18	2.00	2013	2013-660093878	DUPRE, MARY	20	163	0	18	2.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660093878	NELSON, SEAN & CASSIDY	22	526,999	1000	54,705	5,470.00																																																																																																																		
2024	2024-660093878	NELSON, SEAN & CASSIDY	22	554,520	1000	53,083	5,181.00																																																																																																																		
2023	2023-660093878	NELSON, SEAN & CASSIDY	22	525,794	1000	51,508	4,839.00																																																																																																																		
2022	2022-660093878	NELSON, SEAN & CASSIDY	22	519,793	1000	49,979	4,708.00																																																																																																																		
2021	2021-660093878	NELSON, SEAN & CASSIDY	22	455,874	1000	48,494	4,613.00																																																																																																																		
2020	2020-660093878	NELSON, SEAN & CASSIDY	22	447,857	1000	47,052	4,499.00																																																																																																																		
2019	2019-660093878	NELSON, SEAN & CASSIDY	22	424,117	1000	45,653	4,417.00																																																																																																																		
2018	2018-660093878	NELSON, SEAN & CASSIDY	22	436,207	1000	46,956	4,516.00																																																																																																																		
2017	2017-660093878	NELSON, SEAN & CASSIDY	22	411,826	1000	43,351	4,225.00																																																																																																																		
2016	2016-660093878	NELSON, SEAN & CASSIDY	22	400,555	0	43,059	4,131.00																																																																																																																		
2015	2015-660093878	NELSON, SEAN & CASSIDY	22	35,000	0	3,850	371.00																																																																																																																		
2014	2014-660093878	NELSON, SEAN & CASSIDY	22	163	0	18	2.00																																																																																																																		
2013	2013-660093878	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 07:47:21
Page 2

Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2212 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 53,197.00 x 1.21 = 64,588 Factor Value Adjustments 1.0000 Lot Value 64,588		 <p>660093878 11/04/25</p> <p>660093878_001.JPG 11/5/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Stucco
Base/Total Area	2,499 / 3,454
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,499
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	911 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2015 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	515,216	149.17	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.02	Total Misc Impr	+	21,260			
Roofing Adj	+ 4.21	Garage Cost	+	51,845			
Subfloor Adj	+ -3.32	Total RCN	=	501,436			
Heat/Cool Adj	+ 16.31	Depreciation (7%)	-	35,101			
Plumbing Adj	+ 7.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	466,335			
Adj Base Cost	= 124.01	Lot Value	+	64,588			
Total Area	x 3,454	Indicated Value	=	530,923			
Adjusted Cost	= 428,331	Value Per SqFt		153.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	466,335		
Lot Value	64,588		
Indicated Value	530,923	153.71	Per SqFt
Agland Value			
Site Improvements	23,414		
Total Value	554,337	160.49	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
PRCH	SLAB PORCH - COVERED	122673	18x18		324	31.87		10,326
PATO	SLAB PORCH - OPEN	122674	18x7		126	14.09		1,775
PATO	SLAB PORCH - OPEN	122675	8x6		48	14.39		691
PATO	SLAB PORCH - OPEN	122676	8x5		40	14.39		576
PATO	SLAB PORCH - OPEN	122677	9x5		45	14.39		648



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

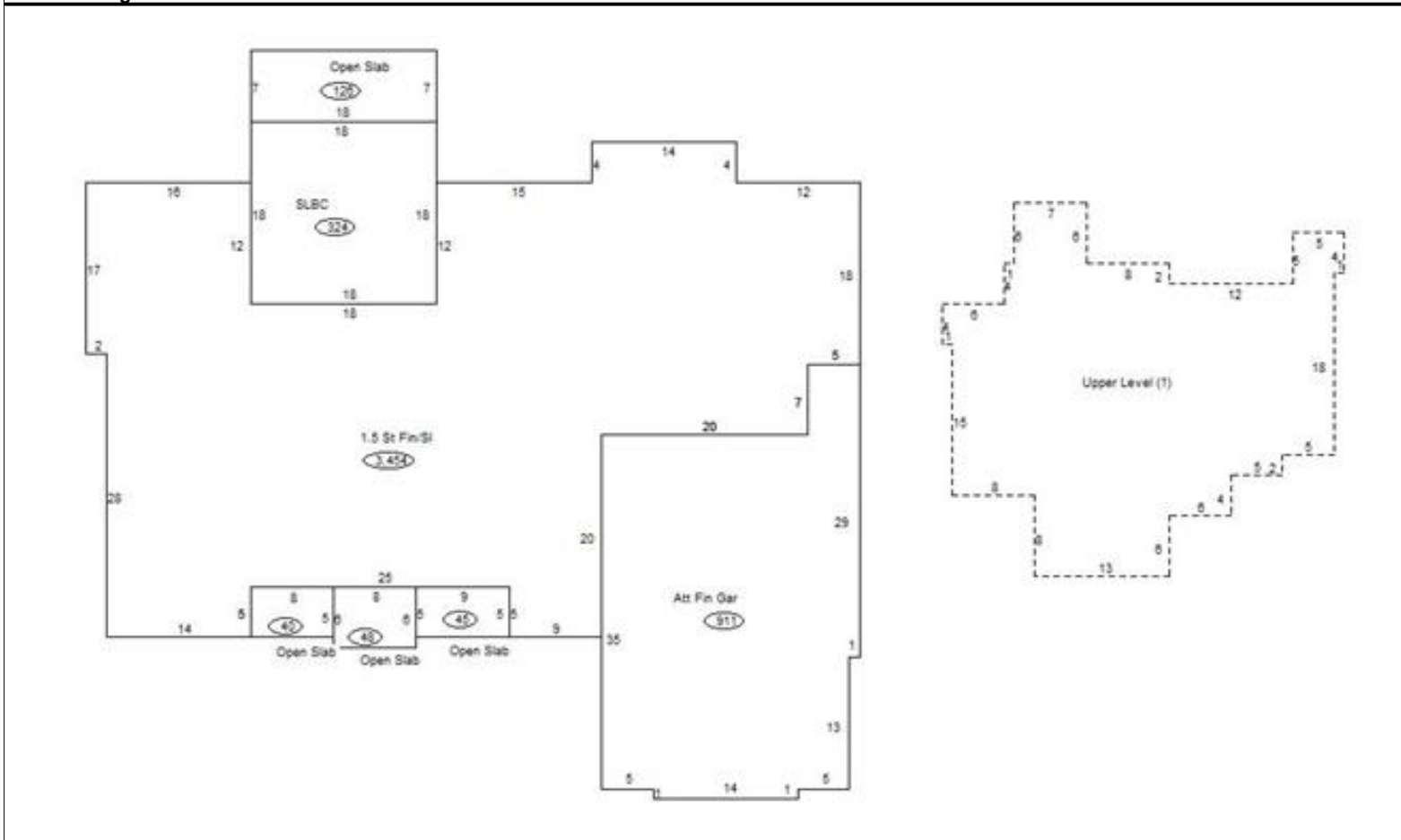
Date 04/18/2026

Time 07:47:21

Page 3

Sketch Image

660093878



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,499	1.382	3,454
2	U	^UL		13	Upper Level (1)	955	1.000	955
3	G	5		13	Att Fin Gar	911	1.000	911
4	M	PRCH		13	SLBC	324	1.000	324
5	M	PATO		13	Open Slab	126	1.000	126
6	M	PATO		13	Open Slab	48	1.000	48
7	M	PATO		13	Open Slab	40	1.000	40
8	M	PATO		13	Open Slab	45	1.000	45
Total Building Area						2,499		3,454



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:47:21
Page 4

660093878

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		485
	Qual	5	Cond 5	Year	Eff Age	4
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (61.11 x 485)	29,638	29,638	6,224	23,414