



# 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> 660093883 <b>Parcel ID</b> 000000-00-0-00694-002-0016 <b>Cadastral ID</b> 19-20-16-02600 <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> 314183 WELLS, LEE & TONYA  28419 S CEDAR RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 28419 S CEDAR RD <b>Subdivision</b> RIVER PORT RANCH V <b>Lot/Block</b> 0016 / 0002 Parcel Size 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>660093883 11/04/25</p> <p>660093883_001.JPG 11/5/2025</p>														
<b>Legal Description</b> Lat/Long: 36.20024774 -95.64838091																			
RIVER PORT RANCH V LOT 16 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>R2015 02 24</td> <td>R17-NEW 2795 SQ FT SFR</td> <td>02/2015</td> <td>06/2016</td> <td>314,775</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 02 24	R17-NEW 2795 SQ FT SFR	02/2015	06/2016	314,775
Number	Description	Opened	Closed	Amount															
R2015 02 24	R17-NEW 2795 SQ FT SFR	02/2015	06/2016	314,775															
<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>										
HV	Veteran	Yes	999,999	42,687	2445/580	DUPRE, MARY	12/19/2014	35,000	YES										
H	Homestead	Yes	1,000																
<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	2015	<b>Land Value</b>	59,992	39,846	11%	4,383	<b>Assessed</b>	42,687	4,262.72										
Year Frozen	0	<b>Improvements</b>	394,530	348,226		38,304	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	42,687	-3,964.00										
TIF Project ID	0	<b>Total Value</b>	454,522	388,072		42,687	<b>Total Taxable</b>	0	299.00										
<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	2025-660093883	WELLS, LEE & TONYA			22	438,137	41444		290.00										
2024	2024-660093883	WELLS, LEE & TONYA			22	459,233	40237		282.00										
2023	2023-660093883	WELLS, LEE & TONYA			22	410,685	1000	38,066	3,578.00										
2022	2022-660093883	WELLS, LEE & TONYA			22	400,575	1000	36,928	3,480.00										
2021	2021-660093883	WELLS, LEE & TONYA			22	338,469	1000	35,823	3,410.00										
2020	2020-660093883	WELLS, LEE & TONYA			22	332,779	1000	34,751	3,325.00										
2019	2019-660093883	WELLS, LEE & TONYA			22	315,541	1000	33,710	3,263.00										
2018	2018-660093883	WELLS, LEE & TONYA			22	324,402	1000	33,247	3,199.00										
2017	2017-660093883	WELLS, LEE & TONYA			22	321,108	1000	32,249	3,145.00										
2016	2016-660093883	WELLS, LEE & TONYA			22	35,000	0	3,850	369.00										
2015	2015-660093883	WELLS, LEE & TONYA			22	35,000	0	3,850	371.00										
2014	2014-660093883	DUPRE, MARY			22	163	0	18	2.00										
2013	2013-660093883	DUPRE, MARY			20	163	0	18	2.00										




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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> 1.0454 <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> 45,536.00 x 1.32 = 59,992 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,992		 <p>660093883 11/04/25</p> <p>660093883_001.JPG 11/5/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Veneer, Stone
<b>Base/Total Area</b>	2,222 / 2,672
<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>	2,222
<b>Fixture/RghIn</b>	15 /
<b>Bed/F/H Bath</b>	3 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	933 Attached Garage - Finished 3 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2016 / 6

### 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>	407,502 152.51 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>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	373,244
<b>Lot Value</b>	59,992
<b>Indicated Value</b>	433,236 162.14 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	21,286
<b>Total Value</b>	454,522 170.11 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	100.53	<b>Total Misc Impr</b>	+	18,297
<b>Roofing Adj</b>	+ 4.36	<b>Garage Cost</b>	+	43,515
<b>Subfloor Adj</b>	+ -2.83	<b>Total RCN</b>	=	397,068
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 6%)</b>	-	23,824
<b>Plumbing Adj</b>	+ 8.94	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	373,244
<b>Adj Base Cost</b>	= 125.47	<b>Lot Value</b>	+	59,992
<b>Total Area</b>	x 2,672	<b>Indicated Value</b>	=	433,236
<b>Adjusted Cost</b>	= 335,256	<b>Value Per SqFt</b>		162.14

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	127885	381		381	28.21		10,748
PRCH	SLAB PORCH - COVERED	127886	6x5		30	29.44		883
PRCH	SLAB PORCH - COVERED	127887	4x2		8	29.51		236



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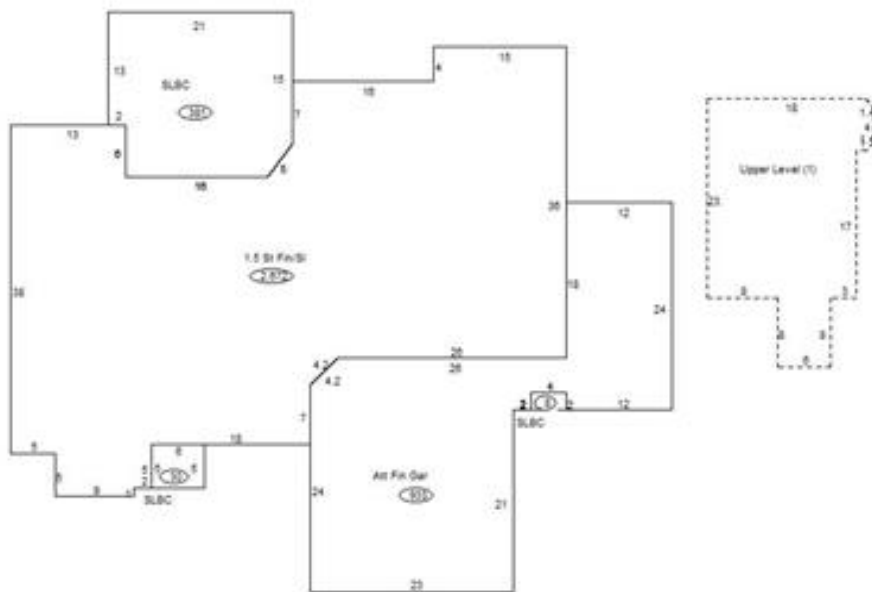
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,222	1.203	2,672
2	U	^UL		13	Upper Level (1)	450	1.000	450
3	G	5		13	Att Fin Gar	933	1.000	933
4	M	PRCH		13	SLBC	381	1.000	381
5	M	PRCH		13	SLBC	30	1.000	30
6	M	PRCH		13	SLBC	8	1.000	8
<b>Total Building Area</b>						<b>2,222</b>		<b>2,672</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		565
	Qual 4	Cond 4	Year 2016	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (56.23 x 565)		31,770	31,770	10,484		21,286