



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:25:46  
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Assessment Data					Primary Image				
Account	660094923				No Image On File				
Parcel ID	20N15E-25-4-00000-000-0002								
Cadastral ID	25-20-15-00420								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	333397								
ORCUTT, LISA & JUSTON W									
16230 S 251ST E AVE COWETA OK 74429-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size			1.7 - Acres				
Sec/Twn/Rng	25 / 20 / 15 / 4								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18117293 -95.65596587									
Building Permits									
TR IN SE NE SE DESC AS: COMM SE/C SE NE SE SEC 25; N00-01-26W									
ALG E/L 199.56' TO POB; N89-53-46W 654.94'; N00-03-04W 111.73';									
S89-53-54E 654.99'; S00-01-26E 111.76' TO POB.									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FRANCO, ADRIAN & JOY	01/19/2021	60,000	WG
					2459/251	EDWARDS, MICHAEL JAMES &	03/06/2015	11,000	YES
					2275/91	EDWARDS, MICHAEL J & VALERIE	09/28/2012	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	
Remove Cap	2022	Land Value	37,494	29,172	11%	3,209	Assessed	3,209	320.45
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	37,494	29,172	3,209	Total Taxable	3,209	320.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660094923	ORCUTT, LISA & JUSTON W	22	40,050	0	3,056	305.00		
2024	2024-660094923	ORCUTT, LISA & JUSTON W	22	40,050	0	2,911	283.00		
2023	2023-660094923	ORCUTT, LISA & JUSTON W	22	33,000	0	2,772	260.00		
2022	2022-660094923	WELTER, LISA	22	24,000	0	2,640	248.00		
2021	2021-660094923	WELTER, LISA	22	24,000	0	2,445	232.00		
2020	2020-660094923	FRANCO, ADRIAN & JOY	22	24,000	0	2,328	222.00		
2019	2019-660094923	FRANCO, ADRIAN & JOY	22	22,950	0	2,218	215.00		
2018	2018-660094923	FRANCO, ADRIAN & JOY	22	19,200	0	2,112	203.00		
2017	2017-660094923	FRANCO, ADRIAN & JOY	22	19,200	0	2,112	206.00		
2016	2016-660094923	FRANCO, ADRIAN & JOY	22	19,200	0	2,112	203.00		
2015	2015-660094923	FRANCO, ADRIAN & JOY	22	25,600	0	549	53.00		
2014	2014-660094923	EDWARDS, MICHAEL JAMES &	20	25,600	0	523	47.00		
2013	2013-660094923	EDWARDS, MICHAEL JAMES &	20	25,600	0	498	45.00		



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.6736							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	72,901.00 x .51 = 37,494							
Factor Value								
Adjustments	1.0000							
Lot Value	37,494							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent				
Roof Cover				Indicated Value				
Area on Slab								
Fixture/RghIn	/			<b>Multiple Regression</b>				
Bed/F/H Bath	/ /			MRA Code				
Basement Area				Adusted R				
Garage Type				Indicated Value				
Remodel								
Year/Eff Age	/			<b>Direct Comparables</b>				
<b>Cost Approach</b>								
				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 37,494					
Total Area	x	Indicated Value	= 37,494					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value				
				Indicated Value				
				Agland Value				
				Site Improvements				
				Total Value				
				Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value