



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:46:52
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| Assessment Data | | | | | Primary Image | | | | |
|--|-------------------------------|--------------------------|-------------|-------------|------------------------------------|---------------|---------------|-----------------|--|
| Account | 660096501 | | | | <p>660096501_001.JPG 11/5/2025</p> | | | | |
| Parcel ID | 20N16E-19-3-00000-000-0001 | | | | | | | | |
| Cadastral ID | 19-20-16-00410 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RR | VI Area | 3 | | | | | | |
| Tax Area | 20 - CATOOSA RURAL | | | | | | | | |
| Name ID | 311878 | | | | | | | | |
| BOYER, JOEL D & JENNIFER | | | | | | | | | |
| 28625 S 4130 RD CATOOSA OK 74015-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 28625 S 4130 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 2.5 - Acres | | | | | | |
| Sec/Twn/Rng | 19 / 20 / 16 / 3 | | | | | | | | |
| Neighborhood | 2016 - UNPLATTED LAND | | | | | | | | |
| School District | S002 - CATOOSA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.19555724 -95.65411852 | | | | | | | | | |
| TR BEG NW/C S2 S2 NW SW; N89-51-07E 403'; S00-08-44W 270.21'; S89-50-49W 403' TO W/L; N00-08-44E 270.25' TO POB. | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R24 297 | NEW MANUFACTURED HOME 29X48 1 | 09/2024 | 11/2024 | 160,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 2373/670 | WHITE, PHILLIP E JR | 11/22/2013 | 241,000 | YES | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.860 | Current Tax | |
| Remove Cap | 2014 | Land Value | 50,842 | 50,842 | 11% | 5,593 | Assessed | 25,715 2,387.89 | |
| Year Frozen | 0 | Improvements | 182,930 | 182,930 | | 20,122 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | |
| TIF Project ID | 0 | Total Value | 233,772 | 233,772 | | 25,715 | Total Taxable | 25,715 2,388.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660096501 | BOYER, JOEL D & JENNIFER | 20 | 232,694 | 0 | 25,597 | 2,377.00 | | |
| 2024 | 2024-660096501 | BOYER, JOEL D & JENNIFER | 20 | 241,595 | 0 | 24,664 | 2,231.00 | | |
| 2023 | 2023-660096501 | BOYER, JOEL D & JENNIFER | 20 | 220,200 | 0 | 23,490 | 2,039.00 | | |
| 2022 | 2022-660096501 | BOYER, JOEL D & JENNIFER | 20 | 203,376 | 0 | 22,371 | 1,947.00 | | |
| 2021 | 2021-660096501 | BOYER, JOEL D & JENNIFER | 20 | 185,660 | 0 | 20,423 | 1,797.00 | | |
| 2020 | 2020-660096501 | BOYER, JOEL D & JENNIFER | 20 | 186,073 | 0 | 19,760 | 1,748.00 | | |
| 2019 | 2019-660096501 | BOYER, JOEL D & JENNIFER | 20 | 171,087 | 0 | 18,820 | 1,686.00 | | |
| 2018 | 2018-660096501 | BOYER, JOEL D & JENNIFER | 20 | 169,158 | 0 | 18,607 | 1,656.00 | | |
| 2017 | 2017-660096501 | BOYER, JOEL D & JENNIFER | 20 | 181,064 | 0 | 19,917 | 1,799.00 | | |
| 2016 | 2016-660096501 | BOYER, JOEL D & JENNIFER | 20 | 176,804 | 0 | 19,448 | 1,730.00 | | |
| 2015 | 2015-660096501 | BOYER, JOEL D & JENNIFER | 20 | 172,513 | 0 | 18,976 | 1,696.00 | | |
| 2014 | 2014-660096501 | BOYER, JOEL D & JENNIFER | 20 | 175,638 | 0 | 19,320 | 1,748.00 | | |



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| Lot Data | | Square-Foot - UNPLATTED LAND (ACRES) | | Primary Image | | | | |
|-----------------------------------|---|--------------------------------------|------|--|-------|-----------|------|--------|
| Lot Size | | | | <p>660096501 11/03/25</p> <p>660096501_001.JPG 11/5/2025</p> | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | | | | | | | | |
| Non-Ag Acres | 2.4917 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | | 0 | | | | | |
| | | | 0 | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 108,539.00 x .47 = 50,842 | | | | | | | |
| Factor Value | | | | | | | | |
| Adjustments | 1.0000 | | | | | | | |
| Lot Value | 50,842 | | | | | | | |
| Residential Data | | | | | | | | |
| Type | 1 Single Family Residence | | | | | | | |
| Condition | 3 - Average | | | | | | | |
| Quality | 2.5 - Fair | | | | | | | |
| Architecture | TRAD TRADITIONAL | | | | | | | |
| Style | 100% 1 1/2 Story Finished | | | | | | | |
| Exterior Wall | 20% Veneer, Masonry 80% Frame, Siding, Wood | | | | | | | |
| Base/Total Area | 2,033 / 2,225 | | | | | | | |
| Style | 100% 1 1/2 Story Finished | | | | | | | |
| HVAC | 100% Warmed & Cooled Air | | | | | | | |
| Roof Cover | 1 Composition Shingle | | | | | | | |
| Area on Slab | 2,033 | | | | | | | |
| Fixture/RghIn | 15 / | | | | | | | |
| Bed/F/H Bath | 4 / 2.0 / | | | | | | | |
| Basement Area | | | | | | | | |
| Garage Type | | | | | | | | |
| Remodel | | | | | | | | |
| Year/Eff Age | 1990 / 27 | | | | | | | |
| Cost Approach | | Manual : 01/2025 | | | | | | |
| Base Cost | 85.61 | Total Misc Impr | + | 10,286 | | | | |
| Roofing Adj | + 3.88 | Garage Cost | + | | | | | |
| Subfloor Adj | + -1.00 | Total RCN | = | 251,632 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (36%) | - | 90,588 | | | | |
| Plumbing Adj | + 8.51 | Lump Sums | + | 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = | 161,044 | | | | |
| Adj Base Cost | = 108.47 | Lot Value | + | 50,842 | | | | |
| Total Area | x 2,225 | Indicated Value | = | 211,886 | | | | |
| Adjusted Cost | = 241,346 | Value Per SqFt | | 95.23 | | | | |
| Miscellaneous Improvements | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 42136 | 448 | | 448 | 22.96 | | 10,286 |

660096501

11/03/25

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11/5/2025

GRM Approach

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

Multiple Regression

| | | |
|-----------------|---------|----------------|
| MRA Code | 1 | Test |
| Adusted R | 0.8445 | |
| Indicated Value | 195,187 | 87.72 Per SqFt |

Direct Comparables

| | | |
|------------------|----|---------|
| Selection Model | 1 | Res |
| Adjustment Model | A2 | AO Test |
| Comparables | | |
| Indicated Value | | |

Value Reconciliation

| | | | |
|-------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 161,044 | | |
| Lot Value | 50,842 | | |
| Indicated Value | 211,886 | 95.23 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 21,886 | | |
| Total Value | 233,772 | 105.07 | Total Value Per SqFt |



Rogers

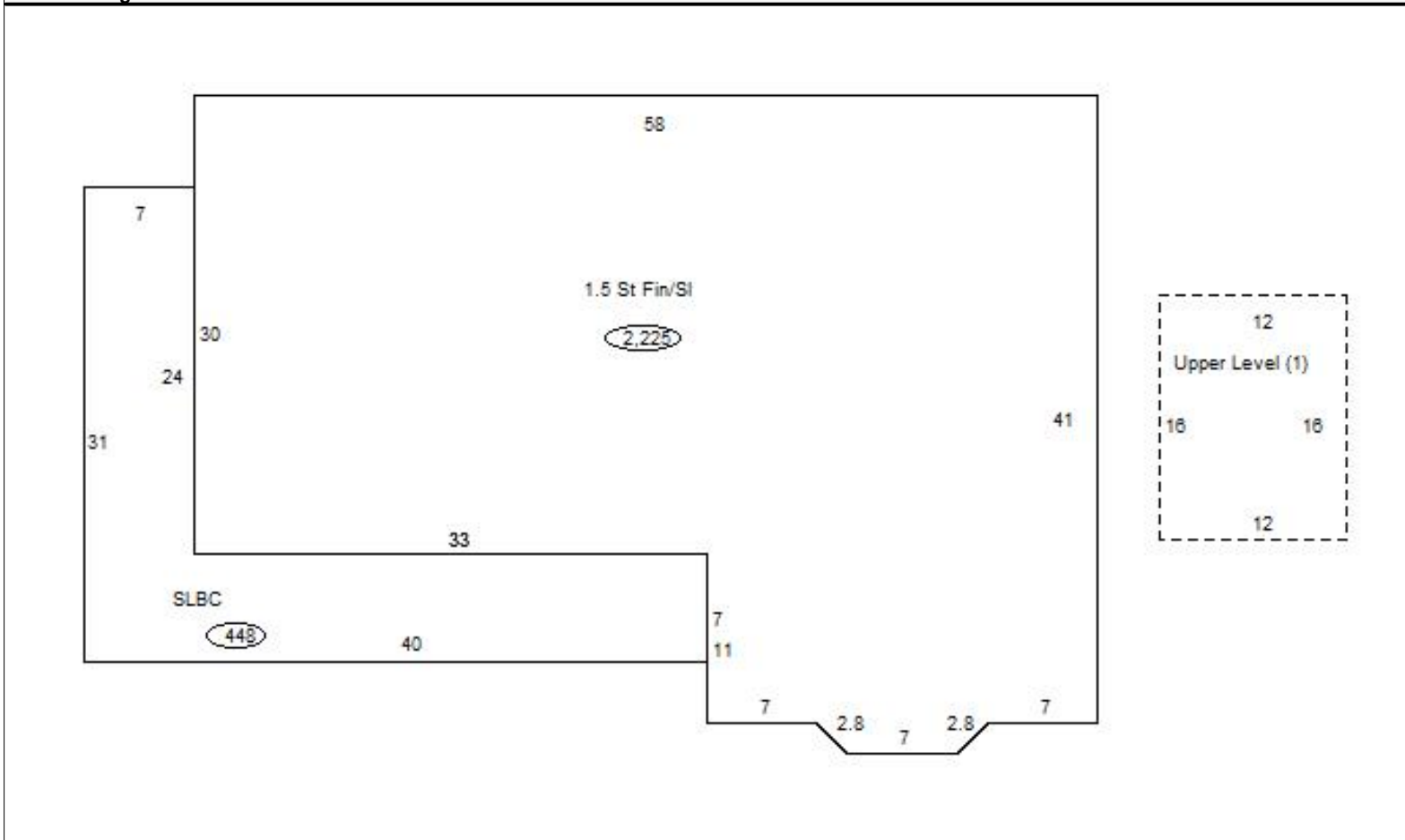
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Sketch Image

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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 | 2,033 | 1.094 | 2,225 |
| 2 | M | PRCH | | 13 | SLBC | 448 | 1.000 | 448 |
| 3 | U | ^UL | | 13 | Upper Level (1) | 192 | 1.000 | 192 |
| Total Building Area | | | | | | 2,033 | | 2,225 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|---------------------------|-------------------|-----------------------|------------|--------------------------------|-------------|
|  | CPRV | Carport - RV | 40x40x14 | Gravel | Formed Metal | 1,600 |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (52% Phys/ % Func) | |
| | Base Cost (8.49 x 1,600) | | 13,584 | 13,584 | 7,064 | 6,520 |
|  | PATC | Patio - Covered | 12x12x8 | Concrete | Formed Metal | 144 |
| | Qual | 3 | Cond 3 | Year 2010 | Eff Age 12 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (54% Phys/ % Func) | |
| | Base Cost (18.40 x 144) | | 2,650 | 2,650 | 1,431 | 1,219 |
|  | GRDT | Garage - Detached | 30x50x12 | Concrete | Formed Metal | 1,500 |
| | Qual | 2 | Cond 3 | Year 2000 | Eff Age 20 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (49% Phys/ % Func) | |
| | Base Cost (17.31 x 1,500) | | 25,965 | 25,965 | 12,723 | 13,242 |
|  | SHDS | Shed - Small | 10x16x8 | Plank | Composition Shingle | 160 |
| | Qual | 2 | Cond 3 | Year 1990 | Eff Age 27 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (71% Phys/ % Func) | |
| | Base Cost (19.51 x 160) | | 3,122 | 3,122 | 2,217 | 905 |