




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:04:29
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098296 Parcel ID 000000-00-0-00591-002-0013 Cadastral ID 36-20-15-02891 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 298854 SAKEWICZ, JOSEPH W & MEGAN 9688 E 580 RD CATOOSA OK 74015-0000 Parcel Location Situs 30364 S PINE RIDGE RD Subdivision PINE RIDGE Lot/Block 0012 / 0002 Parcel Size .33 - Lots Sec/Twn/Rng 36 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0111\IMG_0042. 1/12/2022</p>																																																																																												
Legal Description Lat/Long: 36.17041866 -95.66269748 N 207' S 414' LOT 12 BLOCK 2 PINE RIDGE.																																																																																																	
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>R2015 11 15 R17-</td> <td>NEW 2500 SQ FT SFR</td> <td>12/2015</td> <td>05/2016</td> <td>175,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 11 15 R17-	NEW 2500 SQ FT SFR	12/2015	05/2016	175,000																																																																				
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																													
Number	Description	Opened	Closed	Amount																																																																																													
R2015 11 15 R17-	NEW 2500 SQ FT SFR	12/2015	05/2016	175,000																																																																																													
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>0</td> <td>Land Value 78,991</td> <td>11,324</td> <td>11%</td> <td>1,246</td> <td>Assessed</td> <td>28,335</td> <td>2,829.53</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 304,772</td> <td>246,266</td> <td></td> <td>27,089</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 383,763</td> <td>257,590</td> <td></td> <td>28,335</td> <td>Total Taxable</td> <td>27,335</td> <td>2,737.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	0	Land Value 78,991	11,324	11%	1,246	Assessed	28,335	2,829.53	Year Frozen	0	Improvements 304,772	246,266		27,089	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 383,763	257,590		28,335	Total Taxable	27,335	2,737.00	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>2488/454</td> <td>MCMILLAN, RONALD E &</td> <td>07/28/2015</td> <td>0</td> <td>4</td> </tr> <tr> <td>2488/454</td> <td>MCMILLAN, RONALD E &</td> <td>07/28/2015</td> <td></td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2488/454	MCMILLAN, RONALD E &	07/28/2015	0	4	2488/454	MCMILLAN, RONALD E &	07/28/2015		4																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																																																																									
Remove Cap	0	Land Value 78,991	11,324	11%	1,246	Assessed	28,335	2,829.53																																																																																									
Year Frozen	0	Improvements 304,772	246,266		27,089	Penalty	0																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00																																																																																									
TIF Project ID	0	Total Value 383,763	257,590		28,335	Total Taxable	27,335	2,737.00																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																													
2488/454	MCMILLAN, RONALD E &	07/28/2015	0	4																																																																																													
2488/454	MCMILLAN, RONALD E &	07/28/2015		4																																																																																													
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>2025-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>364,445</td> <td>1000</td> <td>26,509</td> <td>2,655.00</td> </tr> <tr> <td>2024</td> <td>2024-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>394,583</td> <td>1000</td> <td>25,708</td> <td>2,513.00</td> </tr> <tr> <td>2023</td> <td>2023-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>289,241</td> <td>1000</td> <td>24,930</td> <td>2,346.00</td> </tr> <tr> <td>2022</td> <td>2022-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>289,241</td> <td>1000</td> <td>24,175</td> <td>2,280.00</td> </tr> <tr> <td>2021</td> <td>2021-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>225,934</td> <td>1000</td> <td>23,442</td> <td>2,233.00</td> </tr> <tr> <td>2020</td> <td>2020-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>221,923</td> <td>1000</td> <td>22,730</td> <td>2,177.00</td> </tr> <tr> <td>2019</td> <td>2019-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>209,447</td> <td>1000</td> <td>22,039</td> <td>2,135.00</td> </tr> <tr> <td>2018</td> <td>2018-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>215,856</td> <td>1000</td> <td>22,744</td> <td>2,190.00</td> </tr> <tr> <td>2017</td> <td>2017-660098296</td> <td>SAKEWICZ, JOSEPH W & MEGAN</td> <td>22</td> <td>213,783</td> <td>1000</td> <td>22,516</td> <td>2,198.00</td> </tr> <tr> <td>2016</td> <td>2016-660098296</td> <td>SAKEWICZ, JOSEPH W &</td> <td>22</td> <td>6,930</td> <td>0</td> <td>762</td> <td>73.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	364,445	1000	26,509	2,655.00	2024	2024-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	394,583	1000	25,708	2,513.00	2023	2023-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	289,241	1000	24,930	2,346.00	2022	2022-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	289,241	1000	24,175	2,280.00	2021	2021-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	225,934	1000	23,442	2,233.00	2020	2020-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	221,923	1000	22,730	2,177.00	2019	2019-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	209,447	1000	22,039	2,135.00	2018	2018-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	215,856	1000	22,744	2,190.00	2017	2017-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	213,783	1000	22,516	2,198.00	2016	2016-660098296	SAKEWICZ, JOSEPH W &	22	6,930	0	762	73.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	364,445	1000	26,509	2,655.00																																																																																										
2024	2024-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	394,583	1000	25,708	2,513.00																																																																																										
2023	2023-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	289,241	1000	24,930	2,346.00																																																																																										
2022	2022-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	289,241	1000	24,175	2,280.00																																																																																										
2021	2021-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	225,934	1000	23,442	2,233.00																																																																																										
2020	2020-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	221,923	1000	22,730	2,177.00																																																																																										
2019	2019-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	209,447	1000	22,039	2,135.00																																																																																										
2018	2018-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	215,856	1000	22,744	2,190.00																																																																																										
2017	2017-660098296	SAKEWICZ, JOSEPH W & MEGAN	22	213,783	1000	22,516	2,198.00																																																																																										
2016	2016-660098296	SAKEWICZ, JOSEPH W &	22	6,930	0	762	73.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:04:29
Page 2

Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	3.1338		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	136,507.00 x .58 = 78,991		
Factor Value			
Adjustments	1.0000		
Lot Value	78,991		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0111\IMG_0042. 1/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,297 / 2,531
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,297
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	319,581	126.27	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	94.85	Total Misc Impr	+ 12,130
Roofing Adj	+ 4.14	Garage Cost	+ 22,280
Subfloor Adj	+ -1.98	Total RCN	= 322,109
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 25,769
Plumbing Adj	+ 4.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 296,340
Adj Base Cost	= 113.67	Lot Value	+ 78,991
Total Area	x 2,531	Indicated Value	= 375,331
Adjusted Cost	= 287,699	Value Per SqFt	148.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	296,340		
Lot Value	78,991		
Indicated Value	375,331	148.29	Per SqFt
Agland Value			
Site Improvements	8,432		
Total Value	383,763	151.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	127468	30x7		210	26.27		5,517
PRCH	SLAB PORCH - COVERED	127469	23x11		253	26.14		6,613



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

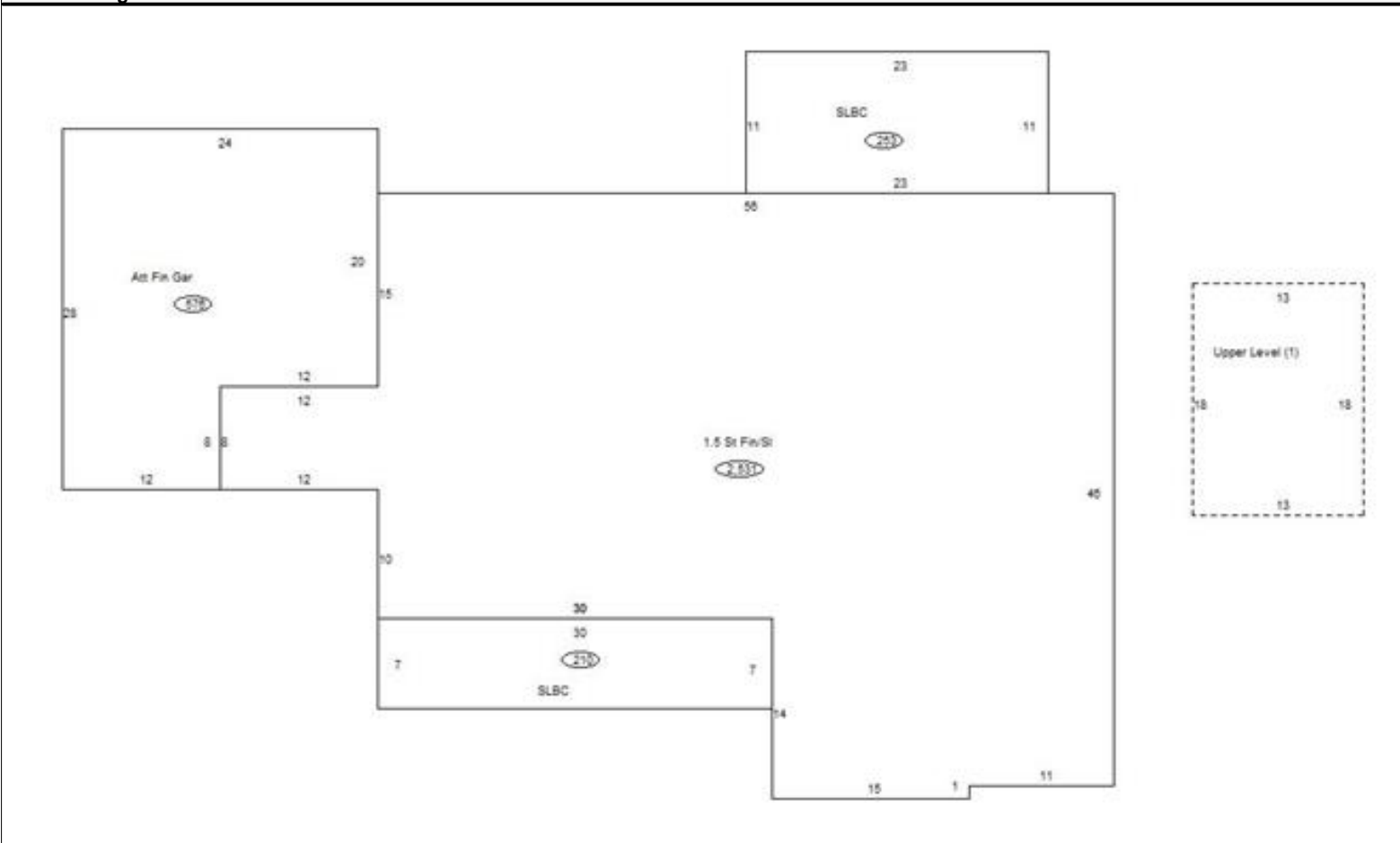
Date 04/18/2026

Time 09:04:29

Page 3

Sketch Image

660098296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,297	1.102	2,531
2	U	^UL		10	Upper Level (1)	234	1.000	234
3	G	5		10	Att Fin Gar	576	1.000	576
4	M	PRCH		10	SLBC	210	1.000	210
5	M	PRCH		10	SLBC	253	1.000	253
Total Building Area						2,297		2,531



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:04:30
Page 4

660098296

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
	Qual	3	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (25.00 x 144)	3,600		3,600	684

	PCPT	Carport - Portable	25x40x16	Dirt	Formed Metal	1,000
	Qual	3.5	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (6.49 x 1,000)	6,490		6,490	974
