



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:28:49  
Page 1

Assessment Data				Primary Image					
Account	660100197			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-14\IMG_004' 6/14/2021</p>					
Parcel ID	20N14E-35-4-00000-000-0099								
Cadastral ID	35-20-14-08320								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	346445								
VUE, SOUA & LATDAVANH VUE									
17687 E BRADY ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	17687 E BRADY ST								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	35 / 20 / 14 / 4								
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.16478276 -95.78069873				Building Permits					
W 132' E 396' S2 NE SE SE				Number	Description	Opened	Closed	Amount	
				R19	R20- NEW SFR	05/2018	03/2019		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	HENIN, DARREN G & ALISA L	02/12/2025	268,500	YES
					/	4-STATES PAINTING AND-CONSTRUC	03/12/2021	225,000	YES
					2655/898	BERRY, KELLY G & THERESA A	08/28/2017	0	4
					2626/557	BERRY, KELLY G & THERESA A	04/19/2017	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2026	Land Value	55,182	55,182	11%	6,070	Assessed	30,280	3,229.66
Year Frozen		Improvements	220,090	220,090		24,210	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	275,272	275,272		30,280	Total Taxable	30,280	3,230.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660100197	VUE, SOUA & LATDAVANH VUE			1	260,842	1000	25,258	2,694.00
2024	2024-660100197	HENIN, DARREN G & ALISA L			1	275,778	1000	24,492	2,584.00
2023	2023-660100197	HENIN, DARREN G & ALISA L			1	225,000	1000	23,750	2,437.00
2022	2022-660100197	HENIN, DARREN G &			1	225,000	1000	23,750	2,384.00
2021	2021-660100197	HENIN, DARREN G &			1	190,384	0	20,942	1,842.00
2020	2020-660100197	4-STATES PAINTING AND CONSTRUCTION INC			1	187,074	0	20,099	1,780.00
2019	2019-660100197	4-STATES PAINTING AND CONSTRUCTION INC			1	11,257	0	1,011	91.00
2018	2018-660100197	4-STATES PAINTING AND CONSTRUCTION INC			1	8,755	0	963	86.00
2017	2017-660100197	4-STATES PAINTING AND CONSTRUCTION INC			1	8,755	0	963	87.00



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Date 04/18/2026  
 Time 09:28:49  
 Page 2

Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.9897	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,111.00 x 1.28 = 55,182	
Factor Value		
Adjustments	1.0000	
Lot Value	55,182	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,750
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,329	134.47	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.46	Total Misc Impr	+ 3,462				
Roofing Adj	+ 4.79	Garage Cost	+ 17,947				
Subfloor Adj	+ -1.09	Total RCN	= 230,849				
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	- 11,542				
Plumbing Adj	+ 8.05	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 219,307				
Adj Base Cost	= 119.68	Lot Value	+ 55,182				
Total Area	x 1,750	Indicated Value	= 274,489				
Adjusted Cost	= 209,440	Value Per SqFt	156.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,307		
Lot Value	55,182		
Indicated Value	274,489	156.85	Per SqFt
Agland Value			
Site Improvements	783		
Total Value	275,272	157.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2019	1	0.00		
PRCH	SLAB PORCH - COVERED	140720	12x6		72	24.04		1,731
PRCH	Porch	140721	12x6		72	24.04		1,731



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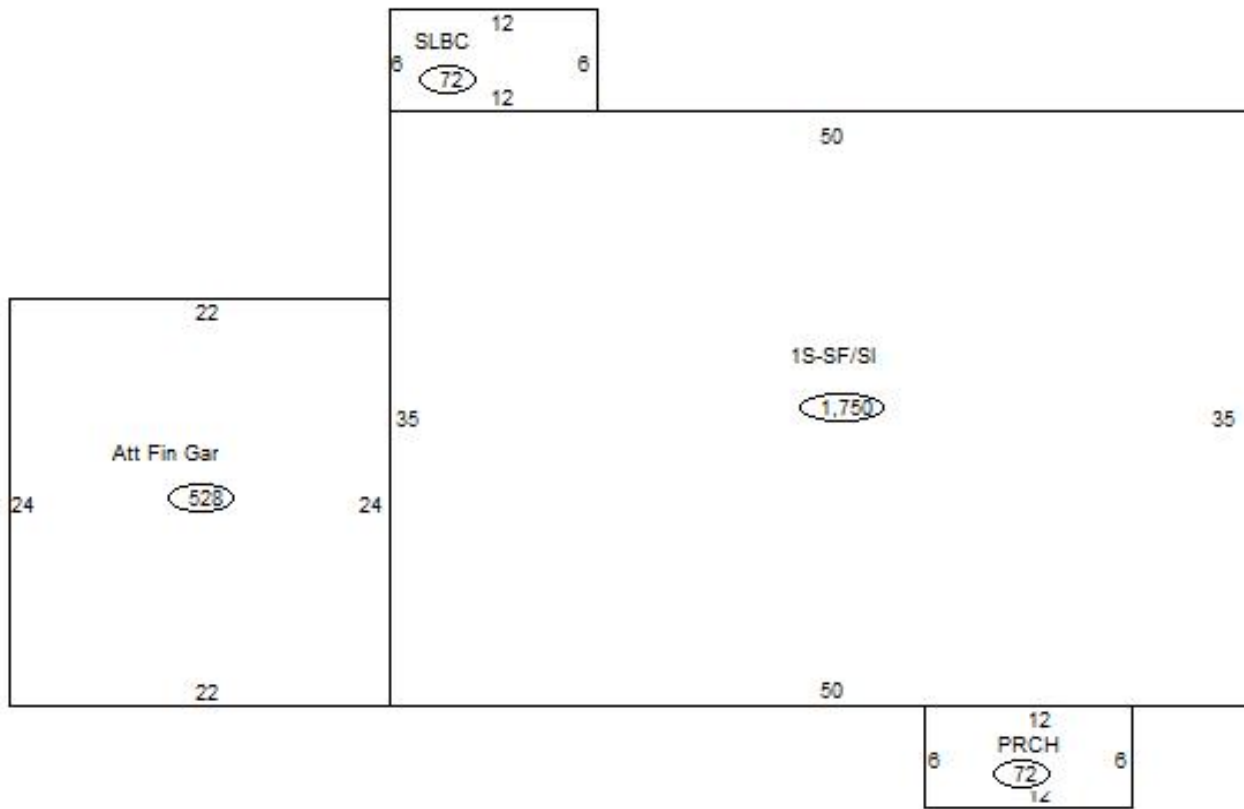
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Date 04/18/2026  
 Time 09:28:49  
 Page 3

Sketch Image

660100197



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,750	1.000	1,750
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	PRCH	72	1.000	72
<b>Total Building Area</b>						1,750		1,750



# Rogers

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Date 04/18/2026  
Time 09:28:49  
Page 4

660100197

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x7	Plank	Formed Metal	100
	Qual 4	Cond 3	Year 0	Eff Age	0	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.31 x 100)	3,131		3,131	2,348
				783

GRNR	Greenhouse - Residential	0x0x0		
Qual 0	Cond 0	Year 0	Eff Age	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.78 x )				

CKCP	Chicken Coop	0x0x0		
Qual 2	Cond 2	Year 0	Eff Age	0

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.87 x )				