



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:20:18
Page 1

Assessment Data					Primary Image																																																				
Account 660104870 Parcel ID 20N15E-19-4-00000-002-0000 Cadastral ID 19-20-15-04912 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 345296 ALR PROPERTIES LLC 221 NEW HAVEN ST CATOOSA OK 74015-0000 Parcel Location Situs 00309 W WATKINS ST Subdivision Lot/Block / Parcel Size .21 - Acres Sec/Twn/Rng 19 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-22\IMG_000' 9/22/2021</p>																																																				
Legal Description Lat/Long: 36.19257385 -95.74921313 TR DESC AS COMM SE/C NE SE SW SE; S88.4535W 75' TO POB; S88 4535W 75.06'; N01.1122E 120.25'; N88.4535E 75.06'; S01.1122E 120.25' TO POB.																																																									
Exemptions					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																											
Number	Description	Opened	Closed	Amount																																																					
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History																																										
Code	Type	Active	Maximum	Exemption																																																					
					<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>/</td> <td>ROSALES, ARMANDO & LEAH</td> <td>04/22/2025</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>TAYLOR, GLEN W &</td> <td>08/21/2020</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>TAYLOR, GLEN W & BEVERLY J</td> <td>08/21/2020</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	ROSALES, ARMANDO & LEAH	04/22/2025	0	4	/	TAYLOR, GLEN W &	08/21/2020	0	4	/	TAYLOR, GLEN W & BEVERLY J	08/21/2020	0	4																												
Bk/Pg	Grantor	Date	Price	Code																																																					
/	ROSALES, ARMANDO & LEAH	04/22/2025	0	4																																																					
/	TAYLOR, GLEN W &	08/21/2020	0	4																																																					
/	TAYLOR, GLEN W & BEVERLY J	08/21/2020	0	4																																																					
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>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 19,405</td> <td>6,026</td> <td>11%</td> <td>663</td> <td>Assessed</td> <td>17,217</td> <td>1,836.37</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 163,389</td> <td>150,493</td> <td></td> <td>16,554</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 182,794</td> <td>156,519</td> <td></td> <td>17,217</td> <td>Total Taxable</td> <td>17,217</td> <td>1,836.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 19,405	6,026	11%	663	Assessed	17,217	1,836.37	Year Frozen		Improvements 163,389	150,493		16,554	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 182,794	156,519		17,217	Total Taxable	17,217	1,836.00											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																	
Remove Cap	0	Land Value 19,405	6,026	11%	663	Assessed	17,217	1,836.37																																																	
Year Frozen		Improvements 163,389	150,493		16,554	Penalty	0																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																	
TIF Project ID	0	Total Value 182,794	156,519		17,217	Total Taxable	17,217	1,836.00																																																	
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>2025-660104870</td> <td>ALR PROPERTIES LLC</td> <td>1</td> <td>172,917</td> <td>0</td> <td>16,397</td> <td>1,749.00</td> </tr> <tr> <td>2024</td> <td>2024-660104870</td> <td>ROSALES, ARMANDO & LEAH</td> <td>1</td> <td>184,479</td> <td>0</td> <td>15,616</td> <td>1,647.00</td> </tr> <tr> <td>2023</td> <td>2023-660104870</td> <td>ROSALES, ARMANDO & LEAH</td> <td>1</td> <td>156,530</td> <td>0</td> <td>14,873</td> <td>1,526.00</td> </tr> <tr> <td>2022</td> <td>2022-660104870</td> <td>ROSALES, ARMANDO & LEAH</td> <td>1</td> <td>155,480</td> <td>0</td> <td>14,165</td> <td>1,422.00</td> </tr> <tr> <td>2021</td> <td>2021-660104870</td> <td>ROSALES, ARMANDO & LEAH</td> <td>1</td> <td>126,505</td> <td>0</td> <td>13,490</td> <td>1,187.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660104870	ALR PROPERTIES LLC	1	172,917	0	16,397	1,749.00	2024	2024-660104870	ROSALES, ARMANDO & LEAH	1	184,479	0	15,616	1,647.00	2023	2023-660104870	ROSALES, ARMANDO & LEAH	1	156,530	0	14,873	1,526.00	2022	2022-660104870	ROSALES, ARMANDO & LEAH	1	155,480	0	14,165	1,422.00	2021	2021-660104870	ROSALES, ARMANDO & LEAH	1	126,505	0	13,490	1,187.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																		
2025	2025-660104870	ALR PROPERTIES LLC	1	172,917	0	16,397	1,749.00																																																		
2024	2024-660104870	ROSALES, ARMANDO & LEAH	1	184,479	0	15,616	1,647.00																																																		
2023	2023-660104870	ROSALES, ARMANDO & LEAH	1	156,530	0	14,873	1,526.00																																																		
2022	2022-660104870	ROSALES, ARMANDO & LEAH	1	155,480	0	14,165	1,422.00																																																		
2021	2021-660104870	ROSALES, ARMANDO & LEAH	1	126,505	0	13,490	1,187.00																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:20:19
 Page 2

Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.2037		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	8,871.00 x .80 = 7,097		
Factor Value			
Adjustments	2.7343		
Lot Value	19,405		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-22\IMG_000' 9/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,078 / 1,078
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,078
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	186,198	172.73	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	113.83	Total Misc Impr	+ 3,843
Roofing Adj	+ 4.82	Garage Cost	+ 15,166
Subfloor Adj	+ -1.27	Total RCN	= 171,988
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 8,599
Plumbing Adj	+ 13.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,389
Adj Base Cost	= 141.91	Lot Value	+ 19,405
Total Area	x 1,078	Indicated Value	= 182,794
Adjusted Cost	= 152,979	Value Per SqFt	169.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,389		
Lot Value	19,405		
Indicated Value	182,794	169.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	182,794	169.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148963	10x7		70	24.05		1,684
PRCH	SLAB PORCH - COVERED	148964	15x6		90	23.99		2,159



Rogers

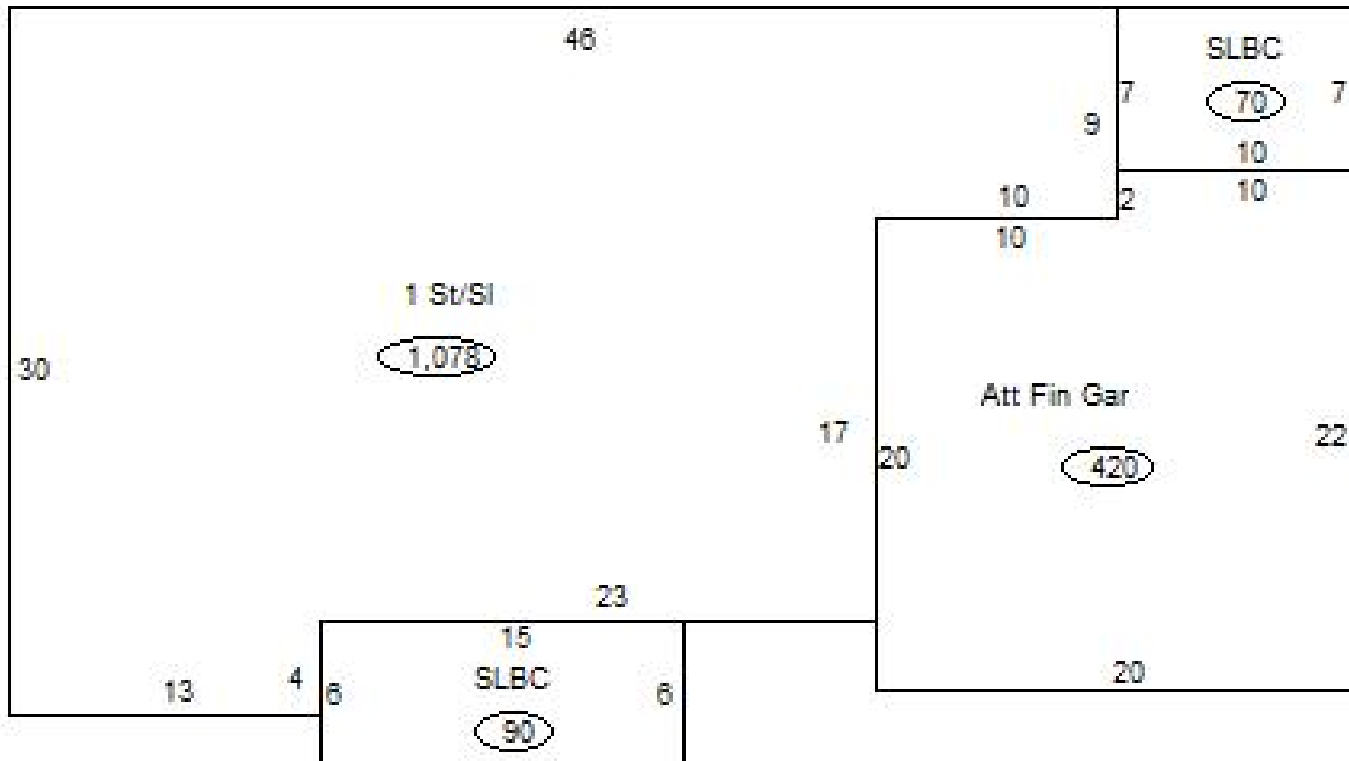
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:20:19
 Page 3

Sketch Image

660104870



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,078	1.000	1,078
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	90	1.000	90
Total Building Area						1,078		1,078