




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:20:20  
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Assessment Data					Primary Image									
Account	660104871				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-22\IMG_000! 9/22/2021</p>									
Parcel ID	20N15E-19-4-00000-003-0000													
Cadastral ID	19-20-15-04913													
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	00315 W WATKINS ST													
Subdivision														
Lot/Block	/	Parcel Size	.33 - Acres											
Sec/Twn/Rng	19 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19258955 -95.74981101														
TR DESC AS BEG SW/C NE SE SW E; N01.1209W 120.25'; N88.4535E 120.06'; S01.1209E 120.25'; S88.4535W 120.06' TO POB														
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										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
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														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	21,220	9,386	11%	1,032	Assessed	18,208	1,942.07					
Year Frozen		Improvements	173,296	156,144		17,176	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	194,516	165,530		18,208	Total Taxable	18,208	1,942.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660104871	ALR PROPERTIES LLC	1	186,496	0	17,341	1,850.00							
2024	2024-660104871	ROSALES, ARMANDO & LEAH	1	198,649	0	16,515	1,742.00							
2023	2023-660104871	ROSALES, ARMANDO & LEAH	1	169,143	0	15,729	1,614.00							
2022	2022-660104871	ROSALES, ARMANDO & LEAH	1	167,493	0	14,980	1,504.00							
2021	2021-660104871	ROSALES, ARMANDO & LEAH	1	135,773	0	14,267	1,255.00							



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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.3264		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	14,217.00 x .80 = 11,374		
Factor Value			
Adjustments	1.8657		
Lot Value	21,220		



Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,141 / 1,141
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,141
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	469 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	194,441	170.41	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	114.07	Total Misc Impr	+	4,623	
Roofing Adj	+ 4.84	Garage Cost	+	16,377	
Subfloor Adj	+ -1.25	Total RCN	=	182,417	
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	9,121	
Plumbing Adj	+ 12.34	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	173,296	
Adj Base Cost	= 141.47	Lot Value	+	21,220	
Total Area	x 1,141	Indicated Value	=	194,516	
Adjusted Cost	= 161,417	Value Per SqFt		170.48	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,296		
Lot Value	21,220		
Indicated Value	194,516	170.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,516	170.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148959	9x9		81	24.01		1,945
PRCH	SLAB PORCH - COVERED	148960	16x7		112	23.91		2,678

