



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:37:41
Page 1

Assessment Data					Primary Image																																																				
Account 660105933 Parcel ID 20N15E-26-2-00000-001-0003 Cadastral ID 26-20-15-00471 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 336342 THOMAS, TYLER WILLIAM & ERIN HALEY SIMS 29519 S 4110 RD CATOOSA OK 74015-0000 Parcel Location Situs 29519 S 4110 RD Subdivision Lot/Block / Parcel Size 7.01 - Acres Sec/Twn/Rng 26 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\092622\IMG_0001.JPG 9/26/2022</p>																																																				
Legal Description Lat/Long: 36.18189193 -95.68439847																																																									
TR DESC AS COMM NW/ W2 NE SW; N88.4111E 621.52' TO POB; N88 4111E 40'; S01.1751E 1322.85'; S88.4213W 302'; N01.1751W 963.50'; N8 2536E 262'; N01.1751W 358.18' 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>R21</td> <td>R23- SPLIT</td> <td>10/2021</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- SPLIT	10/2021	09/2022																																							
Number	Description	Opened	Closed	Amount																																																					
R21	R23- SPLIT	10/2021	09/2022																																																						
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	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>/</td> <td>TOOPS, ALBERT M & TRACY L</td> <td>10/21/2021</td> <td>115,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>TOOPS, AL & TRACY</td> <td>08/14/2021</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	TOOPS, ALBERT M & TRACY L	10/21/2021	115,500	YES	/	TOOPS, AL & TRACY	08/14/2021	0	4																							
Code	Type	Active	Maximum	Exemption																																																					
H	Homestead	Yes	1,000	1,000																																																					
Bk/Pg	Grantor	Date	Price	Code																																																					
/	TOOPS, ALBERT M & TRACY L	10/21/2021	115,500	YES																																																					
/	TOOPS, AL & TRACY	08/14/2021	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>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>98,228</td> <td>98,228</td> <td>11%</td> <td>10,805</td> <td>Assessed</td> <td>58,230 5,814.85</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>431,133</td> <td>431,133</td> <td></td> <td>47,425</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>529,361</td> <td>529,361</td> <td></td> <td>58,230</td> <td>Total Taxable</td> <td>57,230 5,722.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2022	Land Value	98,228	98,228	11%	10,805	Assessed	58,230 5,814.85	Year Frozen		Improvements	431,133	431,133		47,425	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	529,361	529,361		58,230	Total Taxable	57,230 5,722.00			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																																	
Remove Cap	2022	Land Value	98,228	98,228	11%	10,805	Assessed	58,230 5,814.85																																																	
Year Frozen		Improvements	431,133	431,133		47,425	Penalty	0																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00																																																	
TIF Project ID	0	Total Value	529,361	529,361		58,230	Total Taxable	57,230 5,722.00																																																	
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>2025-660105933</td> <td>THOMAS, TYLER WILLIAM &</td> <td>22</td> <td>570,500</td> <td>1000</td> <td>58,224</td> <td>5,822.00</td> </tr> <tr> <td>2024</td> <td>2024-660105933</td> <td>THOMAS, TYLER WILLIAM &</td> <td>22</td> <td>597,935</td> <td>1000</td> <td>56,499</td> <td>5,513.00</td> </tr> <tr> <td>2023</td> <td>2023-660105933</td> <td>THOMAS, TYLER WILLIAM &</td> <td>22</td> <td>537,493</td> <td>1000</td> <td>54,824</td> <td>5,150.00</td> </tr> <tr> <td>2022</td> <td>2022-660105933</td> <td>THOMAS, TYLER WILLIAM &</td> <td>22</td> <td>86,275</td> <td>0</td> <td>9,490</td> <td>892.00</td> </tr> <tr> <td>2021</td> <td>2021-660105933</td> <td>TOOPS, ALBERT M & TRACY L</td> <td>22</td> <td>1,344</td> <td>0</td> <td>148</td> <td>14.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660105933	THOMAS, TYLER WILLIAM &	22	570,500	1000	58,224	5,822.00	2024	2024-660105933	THOMAS, TYLER WILLIAM &	22	597,935	1000	56,499	5,513.00	2023	2023-660105933	THOMAS, TYLER WILLIAM &	22	537,493	1000	54,824	5,150.00	2022	2022-660105933	THOMAS, TYLER WILLIAM &	22	86,275	0	9,490	892.00	2021	2021-660105933	TOOPS, ALBERT M & TRACY L	22	1,344	0	148	14.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																		
2025	2025-660105933	THOMAS, TYLER WILLIAM &	22	570,500	1000	58,224	5,822.00																																																		
2024	2024-660105933	THOMAS, TYLER WILLIAM &	22	597,935	1000	56,499	5,513.00																																																		
2023	2023-660105933	THOMAS, TYLER WILLIAM &	22	537,493	1000	54,824	5,150.00																																																		
2022	2022-660105933	THOMAS, TYLER WILLIAM &	22	86,275	0	9,490	892.00																																																		
2021	2021-660105933	TOOPS, ALBERT M & TRACY L	22	1,344	0	148	14.00																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:37:42
Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	7.12	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	310,146.00 x .32 = 98,228	
Factor Value		
Adjustments	1.0000	
Lot Value	98,228	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,621 / 2,621
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,621
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	757 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

\\tsclient\T\TOMMY DUNLAP\VI Pictures\092622\IMG_0001.JPG 9/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	450,461	171.87	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	118.51	Total Misc Impr	+	13,451	
Roofing Adj	+ 6.16	Garage Cost	+	45,927	
Subfloor Adj	+ -4.55	Total RCN	=	439,240	
Heat/Cool Adj	+ 17.38	Depreciation (3%)	-	13,177	
Plumbing Adj	+ 7.43	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	426,063	
Adj Base Cost	= 144.93	Lot Value	+	98,228	
Total Area	x 2,621	Indicated Value	=	524,291	
Adjusted Cost	= 379,862	Value Per SqFt		200.03	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	426,063		
Lot Value	98,228		
Indicated Value	524,291	200.03	Per SqFt
Agland Value			
Site Improvements	5,070		
Total Value	529,361	201.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155284	9x8		72	36.41		2,622
PRCH	Slab Porch - Covered	155285	308		308	35.16		10,829



Rogers

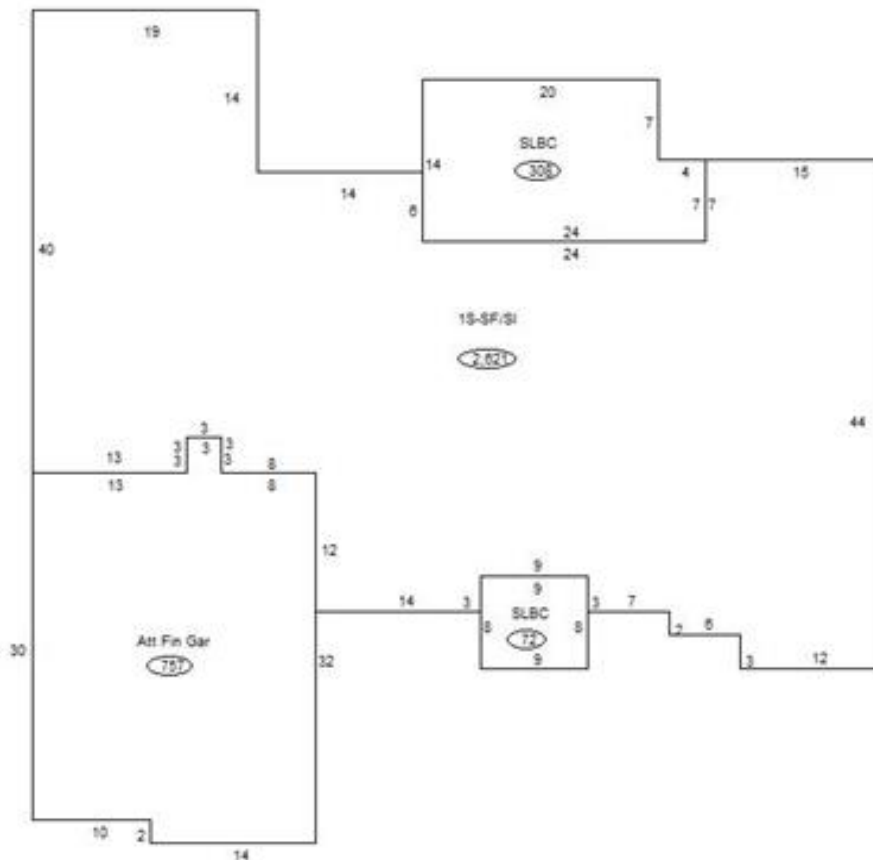
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:37:42
 Page 3

Sketch Image

660105933



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,621	1.000	2,621
2	G	5		13	Att Fin Gar	757	1.000	757
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	308	1.000	308
Total Building Area						2,621		2,621



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:37:42
Page 4

660105933

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x24x8	Plank	Formed Metal	240
	Qual	3	Cond	3	Year	2024
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (23.47 x 240)	5,633		5,633	563
				5,070