



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660106979				<p>660106979_003.JPG 10/7/2025</p>				
Parcel ID	20N15E-31-1-00000-001-0000								
Cadastral ID	31-20-15-00410								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	338812								
DAVIS, TIFFANI									
19902 E 37TH ST S BROKEN ARROW OK 74014-0000									
Parcel Location									
Situs	01202 N 209TH E AVE								
Subdivision									
Lot/Block	/	Parcel Size	3.06 - Acres						
Sec/Twn/Rng	31 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17367006 -95.74680321									
TR DESC 2022-010484 AS COMM NE/C SEC; S01.3102E 1068.35' TO POB; S01.3102E 38.67'; S42.3204W 292.81'; S88.5603W 840.96'; N01 0357W 250'; N88.5603E 450'; S01.0357E 220'; N88.5603E 378.10'; N42 3204E 267.82'; N01.3102W 26.54'; N88.2858E 30' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 171592	R23 NEW SFR	10/2022	03/2024	300,000					
S22	S23 SPLIT	07/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DAVIS, JOHN C &	06/15/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap		Land Value	55,053	35,478	11%	3,903	Assessed	33,955 3,621.64	
Year Frozen		Improvements	282,923	273,197		30,052	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	337,976	308,675		33,955	Total Taxable	32,955 3,515.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106979	DAVIS, TIFFANI	1	323,560	1000	31,965	3,409.00		
2024	2024-660106979	DAVIS, TIFFANI	1	317,962	1000	2,678	283.00		
2023	2023-660106979	DAVIS, TIFFANI	1	41,475	0	3,571	366.00		
2022	2022-660106979	DAVIS, TIFFANI	1	34,200	0	3,401	341.00		



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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	3.1554		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	137,449.00 x .40 = 55,053		
Factor Value			
Adjustments	1.0000		
Lot Value	55,053		



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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	2,006 / 2,006
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,006
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	561 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2024 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	282,923		
Lot Value	55,053		
Indicated Value	337,976	168.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	337,976	168.48	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.84	Total Misc Impr	+	19,037
Roofing Adj	+ 4.99	Garage Cost	+	18,810
Subfloor Adj	+ -1.09	Total RCN	=	288,697
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	-	5,774
Plumbing Adj	+ 8.84	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	282,923
Adj Base Cost	= 125.05	Lot Value	+	55,053
Total Area	x 2,006	Indicated Value	=	337,976
Adjusted Cost	= 250,850	Value Per SqFt		168.48

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2024	1	5,095.98		5,096
PRCH	Slab Porch - Covered	159754	27x8		216	23.51		5,078
PRCH	Porch	159755	32x12		384	23.08		8,863



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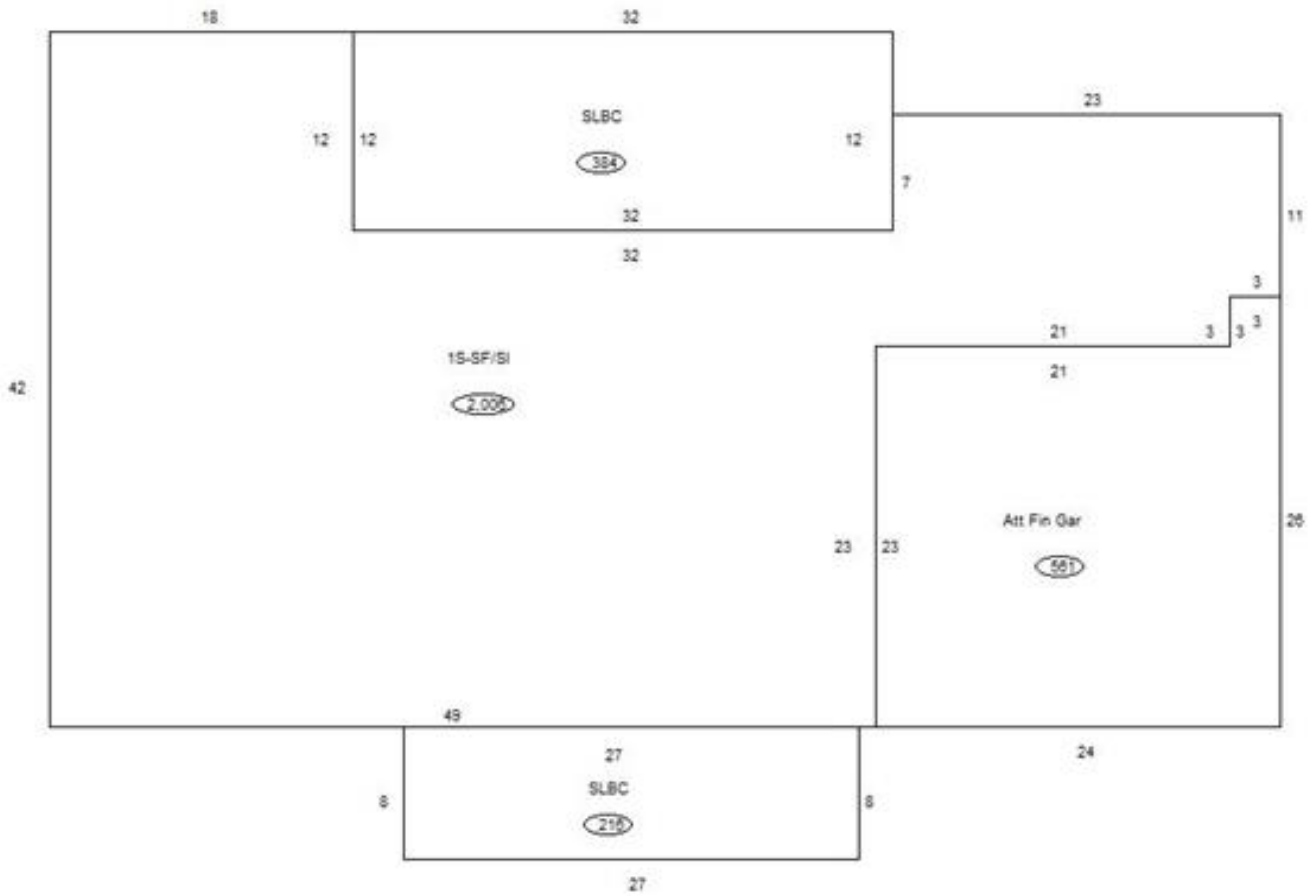
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Sketch Image

660106979



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,006	1.000	2,006
2	G	5		10	Att Fin Gar	561	1.000	561
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	384	1.000	384
<b>Total Building Area</b>						2,006		2,006