



# 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	660020256													
Parcel ID	20N14E-24-2-00000-000-0000													
Cadastral ID	24-20-14-00700													
Property Type	REAL - Real Property													
Property Class	UA	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	165294													
TERRIL, VIRGINIA L														
TRUSTEE														
PO BOX 543														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	18100 REDBUD DR													
Subdivision														
Lot/Block	/	Parcel Size	30 - Acres											
Sec/Twn/Rng	24 / 20 / 14 / 2													
Neighborhood	6100 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.20279911 -95.77683153														
S2 NW NW & NE SW NW														
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										
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> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	3,050	3,050	11%	336	Assessed	20,666	2,204.24					
Year Frozen	0	Improvements	280,449	184,820		20,330	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	283,499	187,870		20,666	Total Taxable	19,666	2,098.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020256	TERRIL, VIRGINIA L	1	257,122	1000	19,065	2,033.00							
2024	2024-660020256	TERRIL, VIRGINIA L	1	245,394	1000	18,480	1,949.00							
2023	2023-660020256	TERRIL, VIRGINIA L	1	255,994	1000	17,913	1,838.00							
2022	2022-660020256	TERRIL, VIRGINIA L	1	255,988	1000	17,362	1,743.00							
2021	2021-660020256	TERRIL, VIRGINIA L	1	273,632	1000	16,827	1,480.00							
2020	2020-660020256	TERRIL, VIRGINIA L	1	271,915	1000	16,308	1,444.00							
2019	2019-660020256	TERRIL, VIRGINIA L	1	256,351	1000	15,804	1,419.00							
2018	2018-660020256	TERRIL, VIRGINIA L	1	265,362	1000	15,315	1,367.00							
2017	2017-660020256	TERRIL, VIRGINIA L	1	260,027	1000	14,840	1,340.00							
2016	2016-660020256	TERRIL, VIRGINIA L	1	252,374	1000	14,378	1,279.00							
2015	2015-660020256	TERRIL, VIRGINIA L	1	245,613	1000	13,931	1,245.00							
2014	2014-660020256	TERRIL, VIRGINIA L	1	254,868	1000	13,495	1,221.00							
2013	2013-660020256	TERRIL, VIRGINIA L	1	239,972	1000	13,073	1,170.00							



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,294 / 3,778
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,294
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38

### 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	261,243
Lot Value	
Indicated Value	261,243 69.15 Per SqFt
Agland Value	3,050
Site Improvements	19,206
Total Value	283,499 75.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.87	Total Misc Impr	+ 29,408
Roofing Adj	+ 3.73	Garage Cost	+ 25,089
Subfloor Adj	+ -2.06	Total RCN	= 474,988
Heat/Cool Adj	+ 14.47	Depreciation ( 45%)	- 213,745
Plumbing Adj	+ 4.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 261,243
Adj Base Cost	= 111.30	Lot Value	+ 261,243
Total Area	x 3,778	Indicated Value	= 261,243
Adjusted Cost	= 420,491	Value Per SqFt	69.15

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	49431	42x8		336	28.36		9,529
PRCH	SLAB PORCH - COVERED	49432	35x7		245	28.65		7,019



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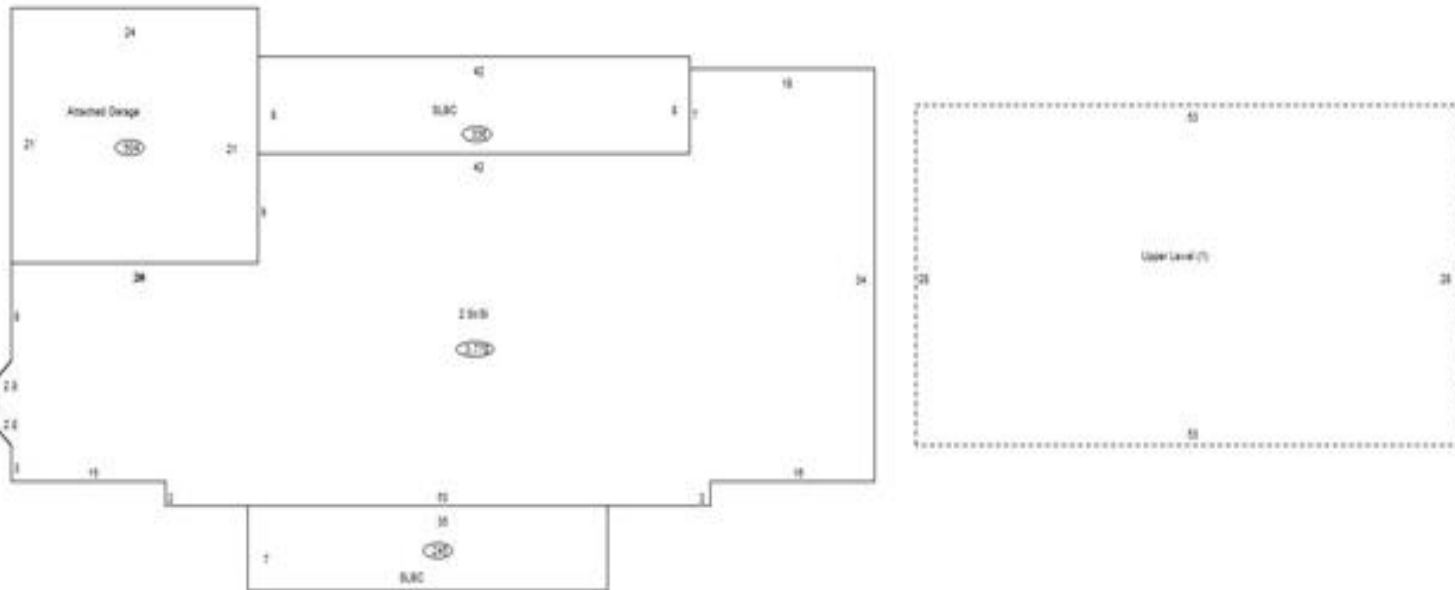
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	2,294	1.647	3,778
2	G	5		10	Att Fin Gar	504	1.000	504
3	M	PRCH		10	PRCH	336	1.000	336
4	M	PRCH		10	PRCH	245	1.000	245
5	U	^UL		10	Upper Level (1)	1,484	1.000	1,484
<b>Total Building Area</b>						<b>2,294</b>		<b>3,778</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x50x12	Dirt	Formed Metal	1,000
	Qual	3	Cond 3	Year 1976	Eff Age 38	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.56 x 1,000) 27,560			27,560	17,363	10,197
	BNGP	Barn - General Purpose - NCV	20x45x16	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 1976	Eff Age 38	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (27.66 x 900) 24,894			24,894	24,894	
	BNGP	Barn - General Purpose - NCV	20x50x12	Dirt	Formed Metal	1,000
	Qual	3	Cond 3	Year 1976	Eff Age 38	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (22.96 x 1,000) 22,960			22,960	22,960	
	BNGP	Barn - General Purpose	30x40x16	Dirt	Galvanized Metal	1,200
	Qual	2	Cond 3	Year 1976	Eff Age 38	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.29 x 1,200) 24,348			24,348	15,339	9,009



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20		0	11.000	36	36	396	396
SO	SOGN SOILS	TMBR	15		0	3.000	27	27	81	81
<b>TMBR Totals</b>						14.000			477	477
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67		0	16.000	161	161	2,573	2,573
<b>NTV PST Totals</b>						16.000			2,573	2,573
<b>Total Agland</b>						30.000			3,050	3,050