




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:30:00  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031027 <b>Parcel ID</b> 000000-00-0-20200-001-0015 <b>Cadastral ID</b> 36-20-14-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 339500 LEBLEU, GERALD S & BETHANY BEAVERS LEBLEU  18241 SLEEPY HOLLOW CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 18241 SLEEPY HOLLOW DR <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0015 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 14 / 5 <b>Neighborhood</b> 1193 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-22\IMG_004; 6/22/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17371429 -95.77318700 LOT 15 BLOCK 1 WOODCREST ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3179		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	13,847.00 x 3.47 = 48,079		
Factor Value			
Adjustments	1.4400		
Lot Value	69,235		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-22\IMG\_004; 6/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,299 / 2,432
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	1,299 Total
Garage Type	816 Attached Garage - Finished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	301,642	124.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	280,440		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.49	Total Misc Impr	+ 517
Roofing Adj	+ 2.74	Garage Cost	+ 30,469
Subfloor Adj	+ 0.00	Total RCN	= 325,939
Heat/Cool Adj	+ 12.64	Depreciation ( 22%)	- 71,707
Plumbing Adj	+ 8.03	Lump Sums	+ 15,282
Basement Adj	+ 11.38	RCNLD	= 269,514
Adj Base Cost	= 121.28	Lot Value	+ 69,235
Total Area	x 2,432	Indicated Value	= 338,749
Adjusted Cost	= 294,953	Value Per SqFt	139.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,514		
Lot Value	69,235		
Indicated Value	338,749	139.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	338,749	139.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N27.6BASEMENT MIN FIN		0	342		342	27.60		9,439
PATO SLAB PORCH - OPEN		73508	9x5		45	11.48		517
WODO Wood Deck - Open		73510	31x8		248	19.62		4,866
WODO Wood Deck - Open		177524	8x4		32	30.53		977



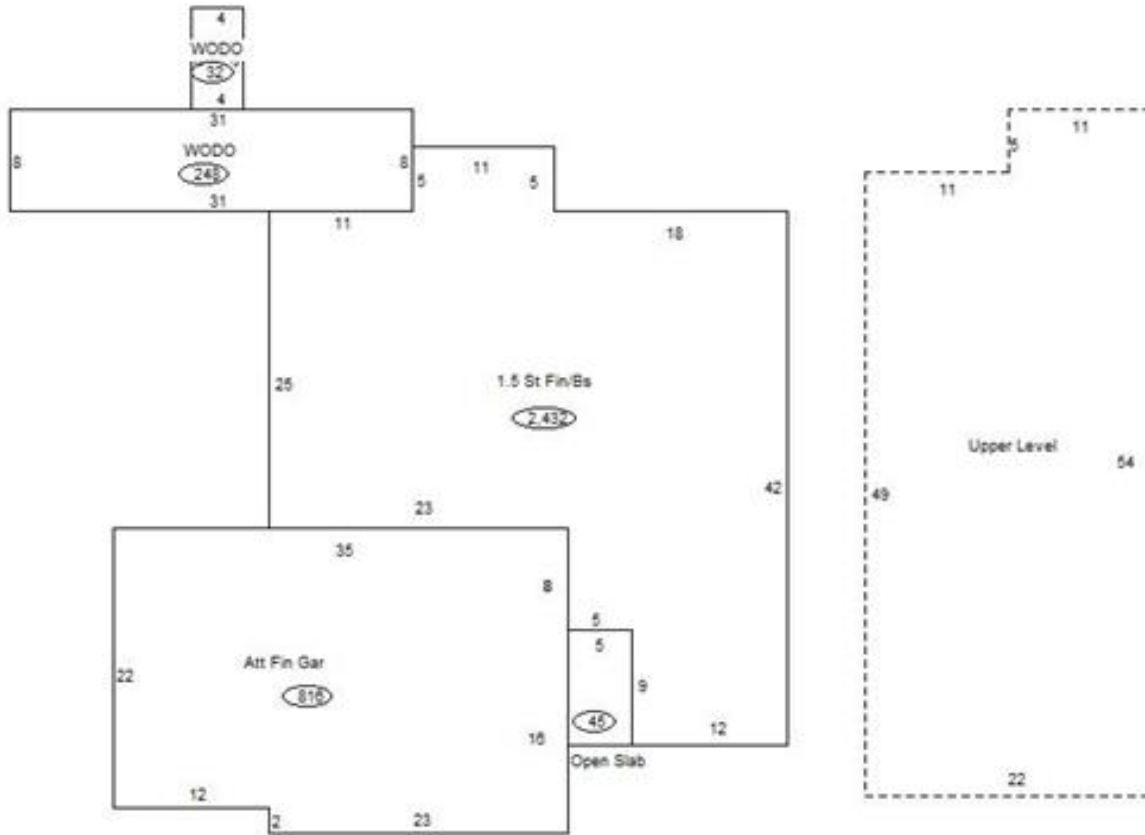
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Sketch Image

660031027



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	13	1.5 St Fin/Bs	1,299	1.872	2,432
2	G	5		13	Att Fin Gar	816	1.000	816
3	M	PATO		13	Open Slab	45	1.000	45
4	U	^UL	Overhang	13	Upper Level	1,133	1.000	1,133
5	M	WODO		13	WODO	248	1.000	248
6	M	WODO		13	WODO	32	1.000	32
<b>Total Building Area</b>						1,299		2,432