




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 660031030 Parcel ID 000000-00-0-20200-001-0018 Cadastral ID 36-20-14-02130 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 321052 COPELAND, JEFFERY P & MICHELLE D 1277 SLEEPY HOLLOW CATOOSA OK 74015-2235 Parcel Location Situs 01277 SLEEPY HOLW Subdivision WOODCREST ESTATES Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-03-10 03-10-17\03-10-17 009.J 3/16/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.17414740 -95.77417386 LOT 18 BLOCK 1 WOODCREST ESTATES																																																																																																																									
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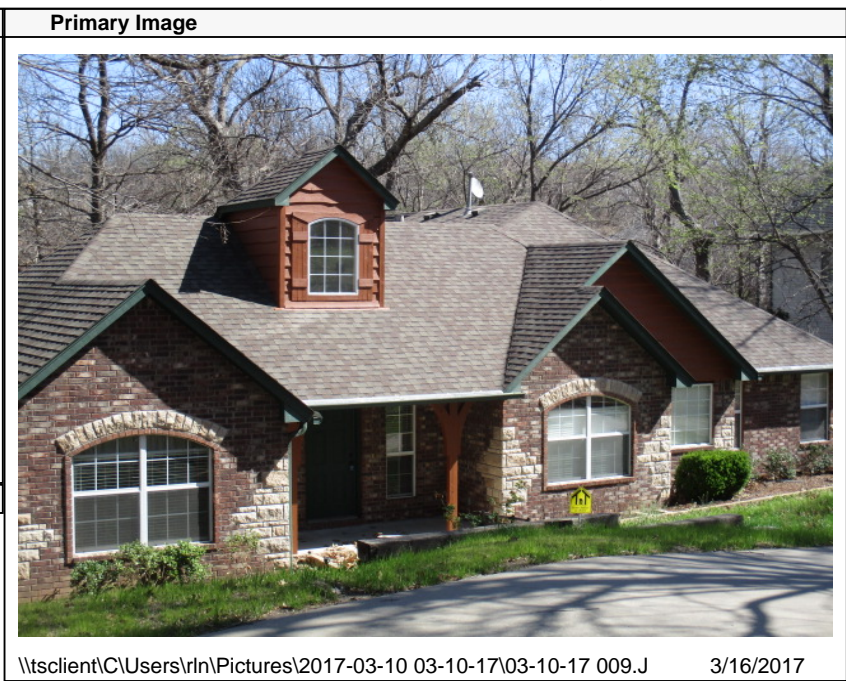
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2943		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	12,821.00 x 3.58 = 45,924		
Factor Value			
Adjustments	1.0000		
Lot Value	45,924		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,552 / 1,816
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,552
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	255,565	140.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	217,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.49	Total Misc Impr	+ 8,482				
Roofing Adj	+ 4.83	Garage Cost	+ 23,497				
Subfloor Adj	+ -3.09	Total RCN	= 270,747				
Heat/Cool Adj	+ 14.47	Depreciation (16%)	- 43,320				
Plumbing Adj	+ 9.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 227,427				
Adj Base Cost	= 131.48	Lot Value	+ 45,924				
Total Area	x 1,816	Indicated Value	= 273,351				
Adjusted Cost	= 238,768	Value Per SqFt	150.52				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,427		
Lot Value	45,924		
Indicated Value	273,351	150.52	Per SqFt
Agland Value			
Site Improvements	1,828		
Total Value	275,179	151.53	Total Value Per SqFt

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
PRCH	SLAB PORCH - COVERED	73521	14x5		70	29.31		2,052



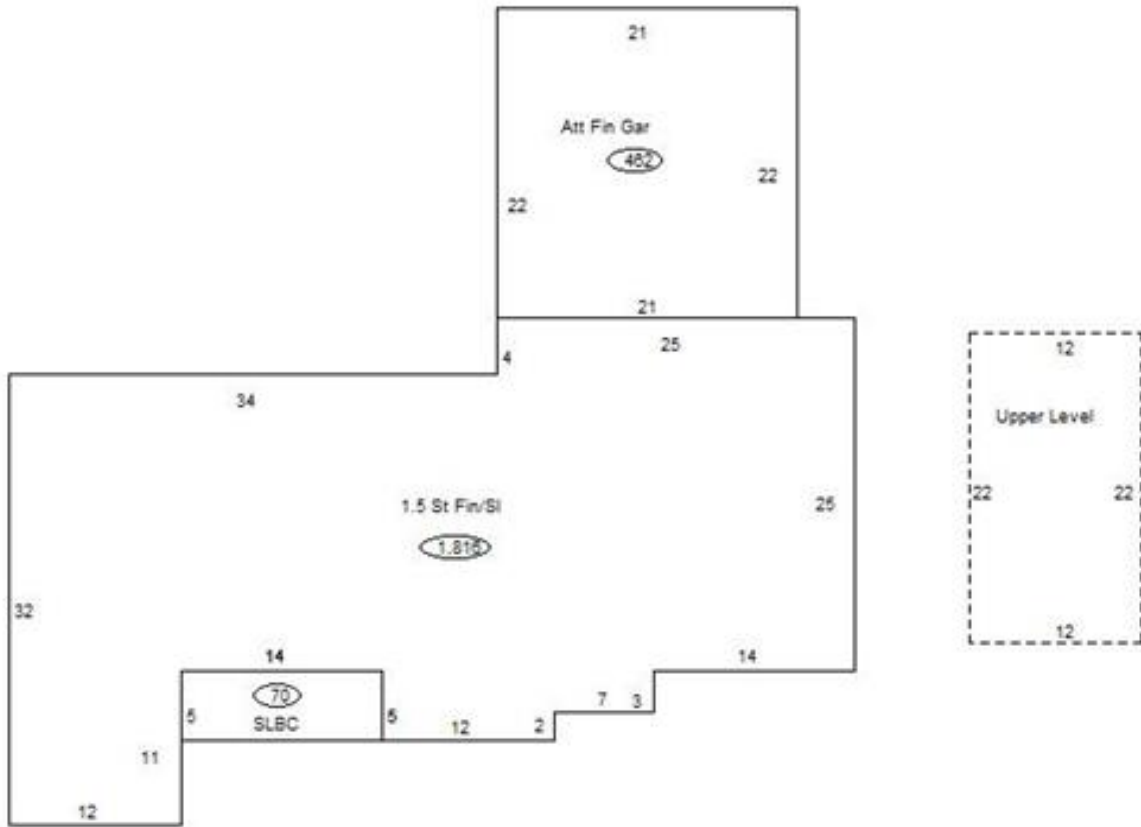
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,552	1.170	1,816
2	U	^UL	Overhang	13	Upper Level	264	1.000	264
3	G	5		13	Att Fin Gar	462	1.000	462
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,552		1,816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	3	Cond 3	Year 2020	Eff Age 5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (29.68 x 80)	2,374		2,374	546	1,828