




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:30:36
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Assessment Data					Primary Image																																																																																																																				
Account 660031087 Parcel ID 000000-00-0-20200-003-0025 Cadastral ID 36-20-14-02700 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 333407 NENDZA, ROBERT & JULIA 1350 WOODBRIAR LN CATOOSA OK 74015-0000 Parcel Location Situs 01350 WOODBRIAR LN Subdivision WOODCREST ESTATES Lot/Block 0025 / 0003 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\03-10-17 091.J 3/17/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.17508303 -95.77125143																																																																																																																									
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4136	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,017.00 x 3.15 = 56,836	
Factor Value		
Adjustments	1.0000	
Lot Value	56,836	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	1,735 / 3,470
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,735
Fixture/RghIn	4 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	495,374	142.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	397,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.41	Total Misc Impr	+	13,575			
Roofing Adj	+ 3.33	Garage Cost	+	40,557			
Subfloor Adj	+ -2.41	Total RCN	=	481,428			
Heat/Cool Adj	+ 17.38	Depreciation (23%)	-	110,728			
Plumbing Adj	+ 2.43	Lump Sums	+	60,118			
Basement Adj	+ 0.00	RCNLD	=	430,818			
Adj Base Cost	= 123.14	Lot Value	+	56,836			
Total Area	x 3,470	Indicated Value	=	487,654			
Adjusted Cost	= 427,296	Value Per SqFt		140.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,818		
Lot Value	56,836		
Indicated Value	487,654	140.53	Per SqFt
Agland Value			
Site Improvements	4,814		
Total Value	492,468	141.92	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	73739	9x7		63	36.45		2,296
BALW	BALCONY - WOOD	73740	9x7		63	37.23		2,345
PRCH	SLAB PORCH - COVERED	73741	14x7		98	36.31		3,558
WODO	Composite Deck - Open	73742	207		207	28.76		5,953
WODO	Composite Deck - Open	73743	26x13		338	22.52		7,612
WODO	Composite Deck - Open	151549	28x22		616	22.46		13,835
WODO	Composite Deck - Open	151550	475		475	22.49		10,683
GRDT	Garage - Detached	177579	22x20		440	44.75		19,690



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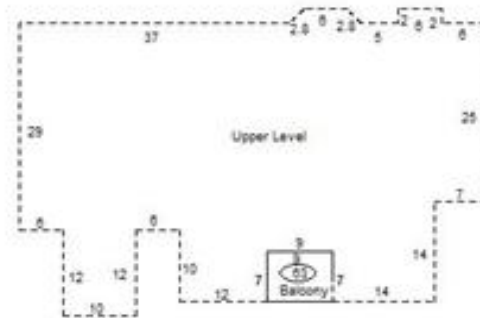
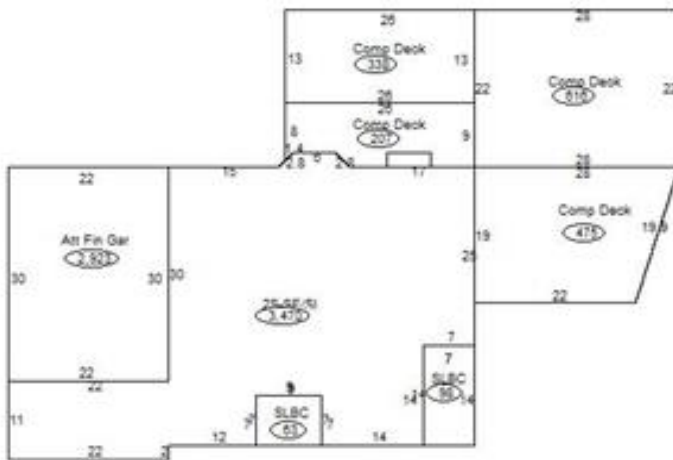
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	660	1.000	660
2	M	PRCH		20	SLBC	63	1.000	63
3	M	BALW		20	Balcony	63	1.000	63
4	M	PRCH		20	SLBC	98	1.000	98
5	M	WODO		20	Comp Deck	207	1.000	207
6	M	WODO		20	Comp Deck	338	1.000	338
7	M	WODO		20	Comp Deck	616	1.000	616
8	M	WODO		20	Comp Deck	475	1.000	475
9	R	2	Slab	20	2S-SF/SI	1,735	2.000	3,470
10	U	^UL	Overhang	20	Upper Level	2,263	1.000	2,263
11	G	6		20	Det Fin Gar	440	1.000	440
Total Building Area						1,735		3,470



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	15x30x10	Plank	Composition Shingle	450
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (19.81 x 450)	8,915		8,915	4,101
				4,814