



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 660031101 Parcel ID 000000-00-0-20200-004-0009 Cadastral ID 36-20-14-02850 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 259115 REARDON, DANIEL J JR & SARAH B 1291 WOODBRIAR LN CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 01291 WOODBRIAR LN Subdivision WOODCREST ESTATES Lot/Block 0009 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17477116 -95.76939047 LOT 9 BLOCK 4 WOODCREST ESTATES					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																																																																																																											
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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2579		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,235.00 x 3.79 = 42,594		
Factor Value			
Adjustments	1.0000		
Lot Value	42,594		



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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	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,140 / 2,276
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,140
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	240,823	105.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	242,040 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.86	Total Misc Impr	+ 17,382
Roofing Adj	+ 2.62	Garage Cost	+ 17,606
Subfloor Adj	+ -1.25	Total RCN	= 277,814
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 97,235
Plumbing Adj	+ 6.82	Lump Sums	+ 14,402
Basement Adj	+ 0.00	RCNLD	= 194,981
Adj Base Cost	= 106.69	Lot Value	+ 42,594
Total Area	x 2,276	Indicated Value	= 237,575
Adjusted Cost	= 242,826	Value Per SqFt	104.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,981		
Lot Value	42,594		
Indicated Value	237,575	104.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,575	104.38	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	73786	10x4		40	26.80		1,072
EPKG	Enclosed Porch - Kneewall Glass	73787	19x17		323	33.11		10,695
WODO	WOOD DECK - OPEN	73788	24x9		216	21.24	30%	3,211
WODO	Wood Deck - Open	73790	661		661	16.93		11,191



Rogers

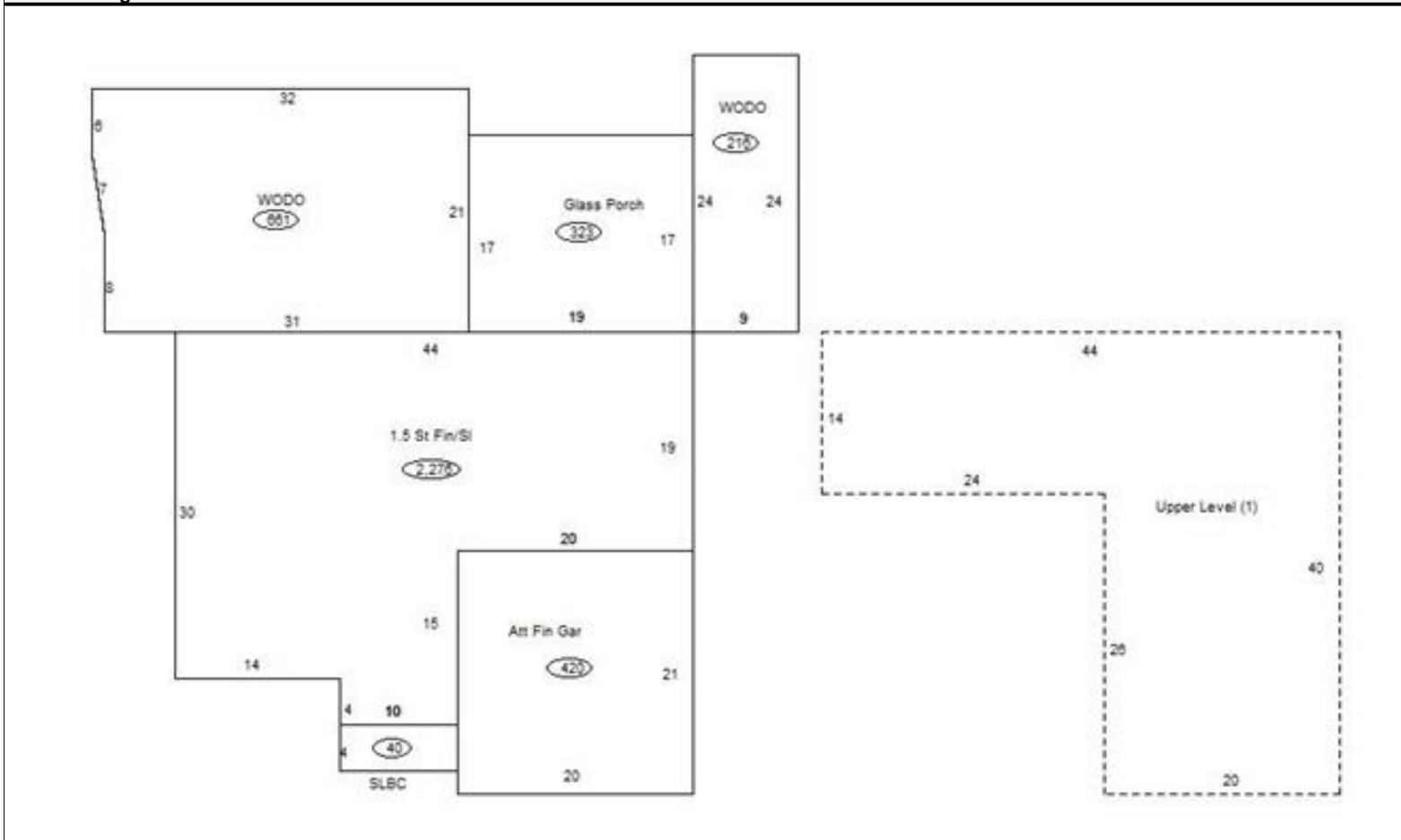
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Sketch Image

660031101



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/Sl	1,140	1.996	2,276
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	40	1.000	40
4	M	EPKG		13	Glass Porch	323	1.000	323
5	M	WODO		13	WODO	216	1.000	216
6	U	^UL		13	Upper Level (1)	1,136	1.000	1,136
7	M	WODO		13	WODO	661	1.000	661
Total Building Area						1,140		2,276