



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:22:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031126 Parcel ID 000000-00-0-20200-005-0003 Cadastral ID 36-20-14-03110 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 189584 BRUNO, JOHN A & TWILA J FAMILY REVOCABLE LIVING TRUST 18461 SLEEPY HOLLOW DR CATOOSA OK 74015-0000 Parcel Location Situs 18461 SLEEPY HOLLOW DR Subdivision WOODCREST ESTATES Lot/Block 0003 / 0005 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: 36.17377757 -95.77144783 LOT 3 BLOCK 5 WOODCREST ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4268 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,593.00 x 3.12 = 58,045 Factor Value Adjustments 1.0000 Lot Value 58,045		

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, Wood
Base/Total Area	1,094 / 1,734
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,094
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-25\IMG_012! 6/28/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,914	110.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	215,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.45	Total Misc Impr	+ 5,615				
Roofing Adj	+ 3.41	Garage Cost	+ 17,606				
Subfloor Adj	+ -1.61	Total RCN	= 225,822				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 97,103				
Plumbing Adj	+ 8.95	Lump Sums	+ 14,725				
Basement Adj	+ 0.00	RCNLD	= 143,444				
Adj Base Cost	= 116.84	Lot Value	+ 58,045				
Total Area	x 1,734	Indicated Value	= 201,489				
Adjusted Cost	= 202,601	Value Per SqFt	116.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,444		
Lot Value	58,045		
Indicated Value	201,489	116.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	201,489	116.20	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
WODO	WOOD DECK - OPEN	73871		798	798	16.91	50%	6,747
WODC	Wood Deck - Covered	73872		32x4	128	44.92		5,750
WODO	WOOD DECK - OPEN	73873		204	204	21.84	50%	2,228



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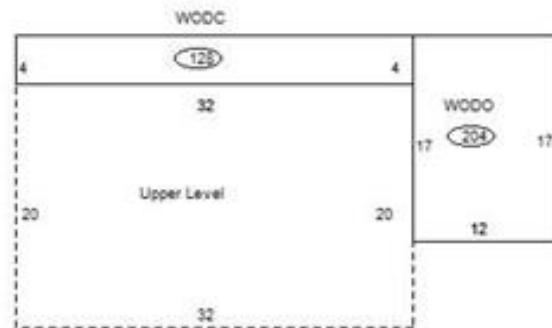
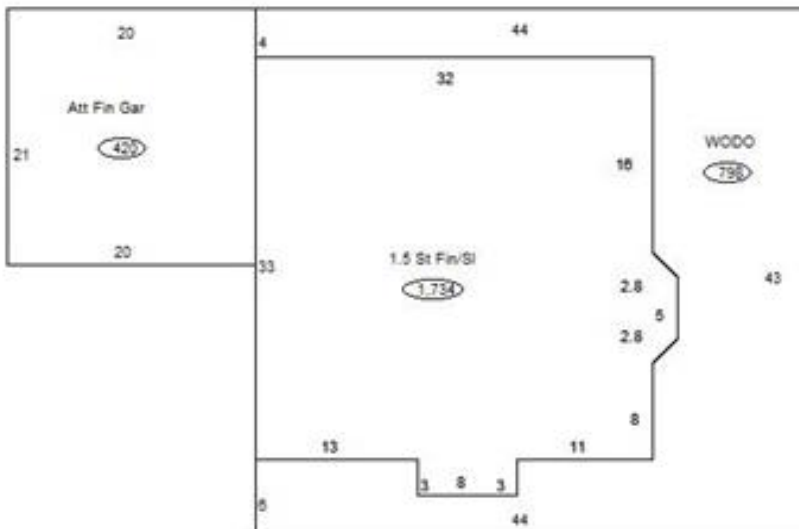
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Sketch Image

660031126



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	1,094	1.585	1,734
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	WODO		13	WODO	798	1.000	798
4	M	WODC		13	WODC	128	1.000	128
5	M	WODO		13	WODO	204	1.000	204
6	U	^UL	Overhang	13	Upper Level	640	1.000	640
Total Building Area						1,094		1,734