



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:11:08  
Page 1

Assessment Data					Primary Image																													
Account	660031136				No Image On File																													
Parcel ID	000000-00-0-20200-006-0004																																	
Cadastral ID	36-20-14-03210																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area	3																															
Tax Area	1 - CATOOSA OT																																	
Name ID	343526																																	
HAGEBUSCH, MELANIE																																		
18221 WOODCREST LN CATOOSA OK 74015-0000																																		
<b>Parcel Location</b>																																		
<b>Situs</b>																																		
Subdivision	WOODCREST ESTATES																																	
Lot/Block	0004 / 0006	Parcel Size	1 - Lots																															
Sec/Twn/Rng	36 / 20 / 14 / 5																																	
Neighborhood	1193 - R-V03-SW CATOOSA																																	
School District	S002 - CATOOSA SCHOOLS																																	
<b>Legal Description</b> Lat/Long: 36.17672758 -95.77394785																																		
<b>Building Permits</b>																																		
LOT 4 BLOCK 6 WOODCREST ESTATES																																		
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																														
<b>Exemptions</b>																																		
<b>Sale History</b>																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					/	BROWN, BRINLEY WAYNE	01/15/2024	265,000	WG																									
					/	YODER, KEVIN D & MICHELLE A	01/13/2022	225,000	WG																									
					2225/261	ALMOHANDIS, MIKE M	02/09/2012	10,000	YES																									
					1985/902	ALLIANCE CONSTRUCTION INC	10/21/2008	7,500	YES																									
					1417/384	HUBBARD, MELVIN K &	10/21/2002	7,500	YES																									
					1069/543	PELFREY, CHARLES M &	06/16/1997	3,000	Yes																									
<b>Parcel Valuation</b>																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																										
Remove Cap	2025	Land Value	43,530	43,530	11%	4,788	Assessed	4,788	510.69																									
Year Frozen	0	Improvements	0	0	0	Penalty	0																											
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00																										
TIF Project ID	0	Total Value	43,530	43,530	4,788	Total Taxable	4,788	511.00																										
<b>Assessment History</b>																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660031136	HAGEBUSCH, MELANIE			1	43,530	0	4,788	511.00																									
2024	2024-660031136	HAGEBUSCH, MELANIE			1	58,405	0	2,339	247.00																									
2023	2023-660031136	BROWN, BRINLEY WAYNE			1	20,250	0	2,228	229.00																									
2022	2022-660031136	BROWN, BRINLEY WAYNE			1	20,250	0	1,704	171.00																									
2021	2021-660031136	YODER, KEVIN D & MICHELLE A			1	20,250	0	1,623	143.00																									
2020	2020-660031136	YODER, KEVIN D & MICHELLE A			1	16,500	0	1,546	137.00																									
2019	2019-660031136	YODER, KEVIN D & MICHELLE A			1	16,500	0	1,473	132.00																									
2018	2018-660031136	YODER, KEVIN D & MICHELLE A			1	12,750	0	1,403	125.00																									
2017	2017-660031136	YODER, KEVIN D & MICHELLE A			1	12,750	0	1,403	127.00																									
2016	2016-660031136	YODER, KEVIN D & MICHELLE A			1	17,000	0	1,870	166.00																									
2015	2015-660031136	YODER, KEVIN D & MICHELLE A			1	17,000	0	1,870	167.00																									
2014	2014-660031136	YODER, KEVIN D & MICHELLE A			1	17,000	0	1,870	169.00																									
2013	2013-660031136	YODER, KEVIN D & MICHELLE A			1	17,000	0	1,870	167.00																									



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 Page 2

Lot Data		Square-Foot - NBHD 1193 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2682							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	11,681.00 x 3.73 = 43,530							
Factor Value								
Adjustments	1.0000							
Lot Value	43,530							
<b>Residential Data</b>								
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	A Adam Test			
Area on Slab				Adjustment Model	1 2022 Residential			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	43,530			
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value	43,530			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Agland Value	43,530 0.00 Per SqFt			
Subfloor Adj	+ 0.00	Total RCN	= 0	Site Improvements				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Total Value	43,530 0.00 Total Value Per SqFt			
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 43,530					
Total Area	x	Indicated Value	= 43,530					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value