



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:31:06
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Assessment Data					Primary Image									
Account	660031137				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_001 6/29/2021</p>									
Parcel ID	000000-00-0-20200-006-0005													
Cadastral ID	36-20-14-03220													
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														
Parcel Location														
Situs	18221 WOODCREST LN													
Subdivision	WOODCREST ESTATES													
Lot/Block	0005 / 0006	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: 36.17666123 -95.77347486														
LOT 5 BLOCK 6 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
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										
1330/468	TOUSLEY, DONALD L &	11/05/2001	137,000	YES										
1009/865	POWELL, LINDA J	12/06/1995	89,000	Yes										
960/832	SELLER	06/24/1994	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2025	Land Value	61,144	61,144	11%	6,726	Assessed	25,093 2,676.42						
Year Frozen	0	Improvements	183,301	166,970		18,367	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -106.00						
TIF Project ID	0	Total Value	244,445	228,114		25,093	Total Taxable	24,093 2,570.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031137	HAGEBUSCH, MELANIE	1	221,470	1000	23,361	2,492.00							
2024	2024-660031137	HAGEBUSCH, MELANIE	1	202,997	0	19,178	2,023.00							
2023	2023-660031137	BROWN, BRINLEY WAYNE	1	166,046	0	18,265	1,875.00							
2022	2022-660031137	BROWN, BRINLEY WAYNE	1	166,046	1000	16,466	1,653.00							
2021	2021-660031137	YODER, KEVIN D & MICHELLE A	1	157,488	1000	15,956	1,404.00							
2020	2020-660031137	YODER, KEVIN D & MICHELLE A	1	152,875	1000	15,463	1,370.00							
2019	2019-660031137	YODER, KEVIN D & MICHELLE A	1	145,304	1000	14,983	1,345.00							
2018	2018-660031137	YODER, KEVIN D & MICHELLE A	1	144,434	1000	14,888	1,329.00							
2017	2017-660031137	YODER, KEVIN D & MICHELLE A	1	143,020	1000	14,732	1,330.00							
2016	2016-660031137	YODER, KEVIN D & MICHELLE A	1	139,329	1000	14,296	1,271.00							
2015	2015-660031137	YODER, KEVIN D & MICHELLE A	1	136,171	1000	13,850	1,238.00							
2014	2014-660031137	YODER, KEVIN D & MICHELLE A	1	138,636	1000	13,418	1,214.00							
2013	2013-660031137	YODER, KEVIN D & MICHELLE A	1	132,140	1000	12,998	1,163.00							



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2715 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,828.00 x 3.71 = 43,839 Factor Value Adjustments 1.3947 Lot Value 61,144		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,087 / 1,691
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,087
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Detached Garage - Finished
Remodel	
Year/Eff Age	1992 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	206,721	122.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	188,700 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.97	Total Misc Impr	+	5,615	
Roofing Adj	+ 3.48	Garage Cost	+	23,242	
Subfloor Adj	+ -1.65	Total RCN	=	227,736	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	63,766	
Plumbing Adj	+ 9.17	Lump Sums	+	19,331	
Basement Adj	+ 0.00	RCNLD	=	183,301	
Adj Base Cost	= 117.61	Lot Value	+	61,144	
Total Area	x 1,691	Indicated Value	=	244,445	
Adjusted Cost	= 198,879	Value Per SqFt		144.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,301		
Lot Value	61,144		
Indicated Value	244,445	144.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,445	144.56	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
WODC	Wood Deck - Covered	73917		256	256	33.61		8,604
WODC	Wood Deck - Covered	73918	35x8		280	31.49		8,817
WODC	Wood Deck - Covered	177655		36	36	53.05		1,910



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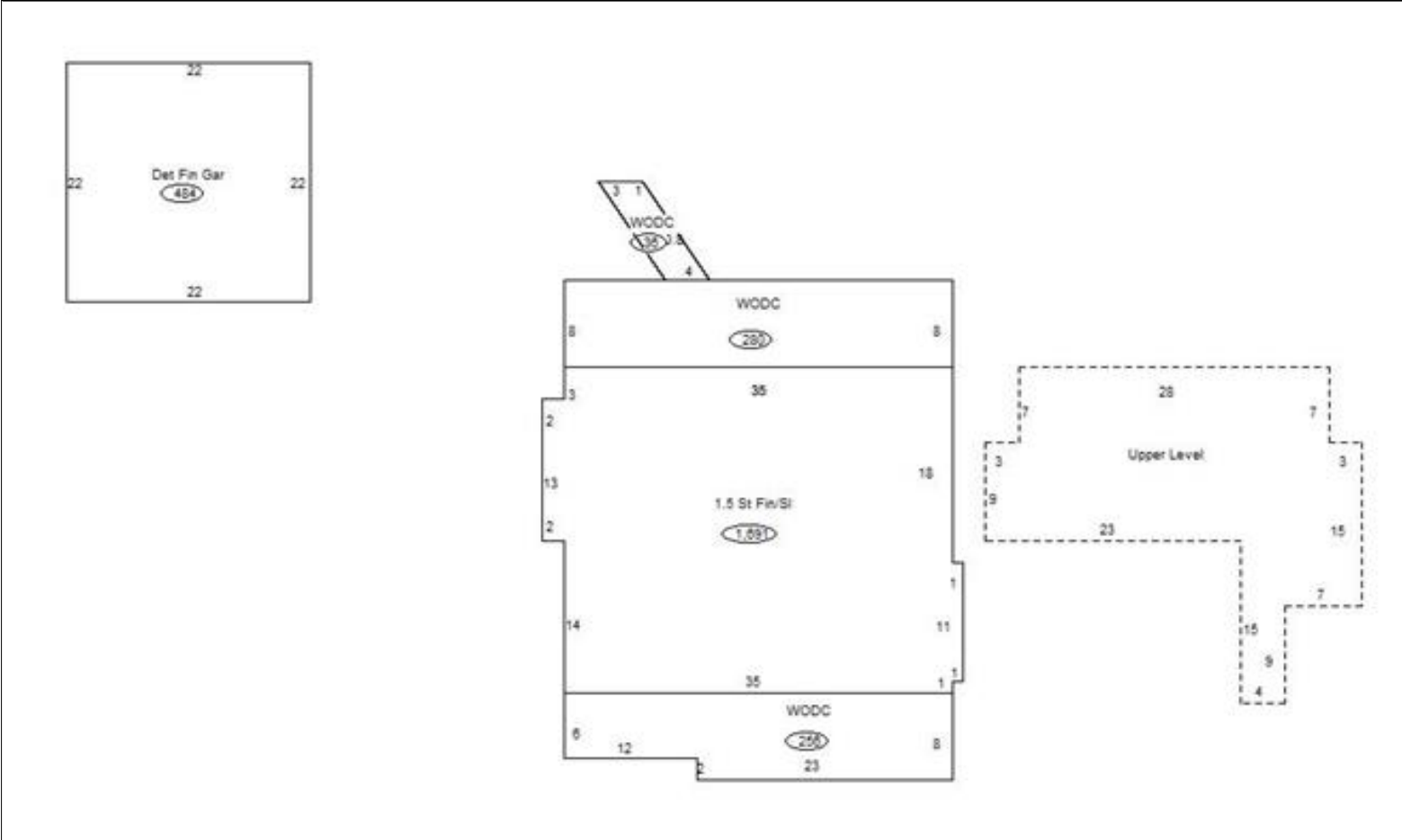
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,087	1.556	1,691
2	M	WODC		13	WODC	256	1.000	256
3	M	WODC		13	WODC	280	1.000	280
4	U	^UL	Overhang	13	Upper Level	604	1.000	604
5	M	WODC		13	WODC	36	1.000	36
6	G	6		13	Det Fin Gar	484	1.000	484
Total Building Area						1,087		1,691