




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660031145 <b>Parcel ID</b> 000000-00-0-20200-007-0005 <b>Cadastral ID</b> 36-20-14-03300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 189934 VANDYKE, DENNIS J  18421 WOODCREST LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 18421 WOODCREST LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0005 / 0007 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 14 / 5 <b>Neighborhood</b> 1193 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_004 6/29/2021</p>														
<b>Legal Description</b> Lat/Long: 36.17668901 -95.77116296																			
LOT 5 BLOCK 7 WOODCREST ESTATES					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	55,893	46,372	11%	5,101	<b>Assessed</b>	18,895	2,015.34										
Year Frozen	2025	<b>Improvements</b>	148,115	125,404		13,794	<b>Penalty</b>	0											
Uncapped Value	2,518	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-106.00										
TIF Project ID	0	<b>Total Value</b>	204,008	171,776		18,895	<b>Total Taxable</b>	17,895	1,909.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031145	VANDYKE, DENNIS J			1	201,130	1000	17,618	1,879.00										
2024	2024-660031145	VANDYKE, DENNIS J			1	243,201	1000	17,076	1,801.00										
2023	2023-660031145	VANDYKE, DENNIS J			1	188,462	1000	16,550	1,699.00										
2022	2022-660031145	VANDYKE, DENNIS J			1	190,830	1000	16,039	1,610.00										
2021	2021-660031145	VANDYKE, DENNIS J			1	183,460	1000	15,543	1,367.00										
2020	2020-660031145	VANDYKE, DENNIS J			1	175,537	1000	15,061	1,334.00										
2019	2019-660031145	VANDYKE, DENNIS J			1	168,368	1000	14,593	1,310.00										
2018	2018-660031145	VANDYKE, DENNIS J			1	170,102	1000	14,139	1,262.00										
2017	2017-660031145	VANDYKE, DENNIS J			1	168,672	1000	13,698	1,237.00										
2016	2016-660031145	VANDYKE, DENNIS J			1	164,121	1000	13,270	1,180.00										
2015	2015-660031145	VANDYKE, DENNIS J			1	159,695	1000	12,855	1,149.00										
2014	2014-660031145	VANDYKE, DENNIS J			1	162,154	1000	12,451	1,126.00										
2013	2013-660031145	VANDYKE, DENNIS J			1	152,129	1000	12,059	1,079.00										



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4033	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,568.00 x 3.18 = 55,893	
Factor Value		
Adjustments	1.0000	
Lot Value	55,893	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,068 / 1,980
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,068
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 28



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG\_004' 6/29/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	200,102	101.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	249,220 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.92	Total Misc Impr	+	6,827			
Roofing Adj	+ 2.66	Garage Cost	+	16,646			
Subfloor Adj	+ -0.70	Total RCN	=	237,907			
Heat/Cool Adj	+ 11.47	Depreciation ( 38%)	-	90,405			
Plumbing Adj	+ 8.95	Lump Sums	+	613			
Basement Adj	+ 0.00	RCNLD	=	148,115			
Adj Base Cost	= 108.30	Lot Value	+	55,893			
Total Area	x 1,980	Indicated Value	=	204,008			
Adjusted Cost	= 214,434	Value Per SqFt		103.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,115		
Lot Value	55,893		
Indicated Value	204,008	103.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,008	103.03	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	73955	9x8		72	24.04		1,731
WODC	Wood Deck - Covered	73956	4x3		12	51.10		613



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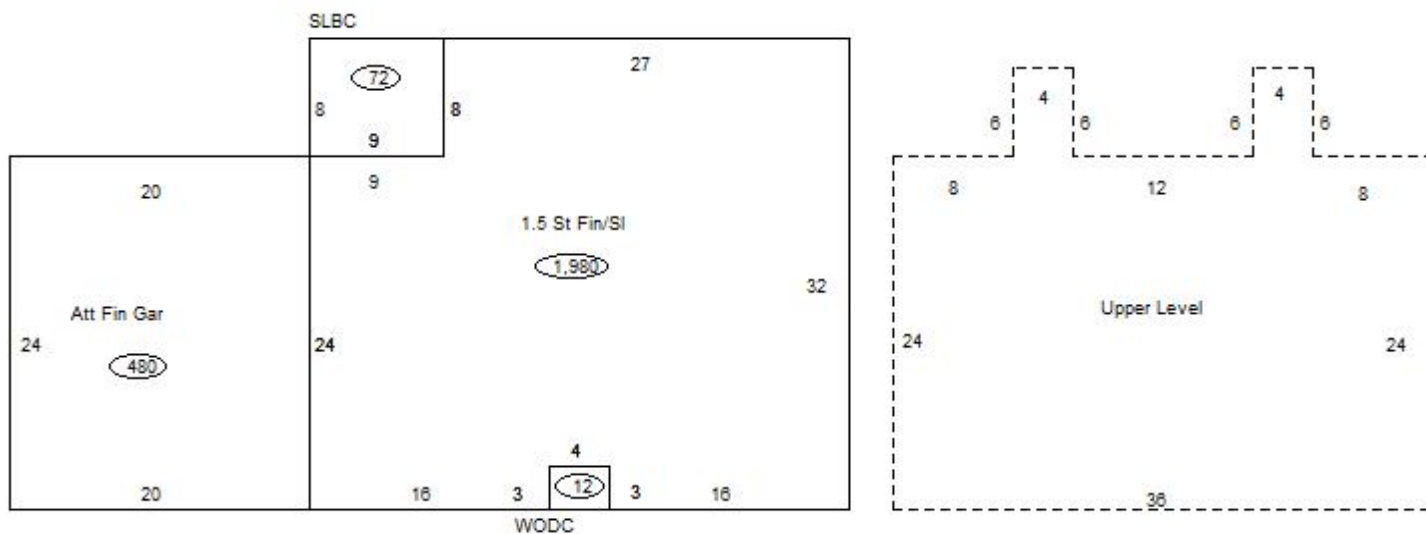
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### Sketch Image

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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/SI	1,068	1.854	1,980
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODC		13	WODC	12	1.000	12
5	U	^UL	Overhang	13	Upper Level	912	1.000	912
<b>Total Building Area</b>						1,068		1,980



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR (PORTABLE)	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x )					