



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:31:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031155 Parcel ID 000000-00-0-20200-007-0015 Cadastral ID 36-20-14-03400 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340995 CONSIDINE, KYLE C & ALLEE L 18661 WOODCREST LN CATOOSA OK 74015-0000 Parcel Location Situs 18661 WOODCREST LN Subdivision WOODCREST ESTATES Lot/Block 0015 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660031173_001.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17621844 -95.76849166																																																																																																																									
LOT 15 BLOCK 7 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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 Time 22:31:20
 Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2938 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,797.00 x 3.58 = 45,874 Factor Value Adjustments 1.0000 Lot Value 45,874		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,748 / 2,912
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,748
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 41



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_006 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	323,298	111.02	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	320,910 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.25	Total Misc Impr	+	9,659			
Roofing Adj	+ 3.16	Garage Cost	+	25,719			
Subfloor Adj	+ -2.04	Total RCN	=	360,095			
Heat/Cool Adj	+ 14.47	Depreciation (47%)	-	169,245			
Plumbing Adj	+ 7.67	Lump Sums	+	24,331			
Basement Adj	+ 0.00	RCNLD	=	215,181			
Adj Base Cost	= 111.51	Lot Value	+	45,874			
Total Area	x 2,912	Indicated Value	=	261,055			
Adjusted Cost	= 324,717	Value Per SqFt		89.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,181		
Lot Value	45,874		
Indicated Value	261,055	89.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	261,055	89.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
@N15.6SUBTERRN GARAGE		0	252		252	15.60		3,931
FPR1 FIREPLACE - RESIDENTIAL 1 STORY		0	1		1	6,429.63		6,430
@N21.4BASEMENT, REC FIN 28X38		0	1064		1,064	21.40	23%	17,533
PRCH SLAB PORCH - COVERED		73976	12x5		60	29.34		1,760
PRCH SLAB PORCH - COVERED		73977	10x5		50	29.37		1,469
WODO WOOD DECK - OPEN		73978	296		296	19.37	50%	2,867



Rogers

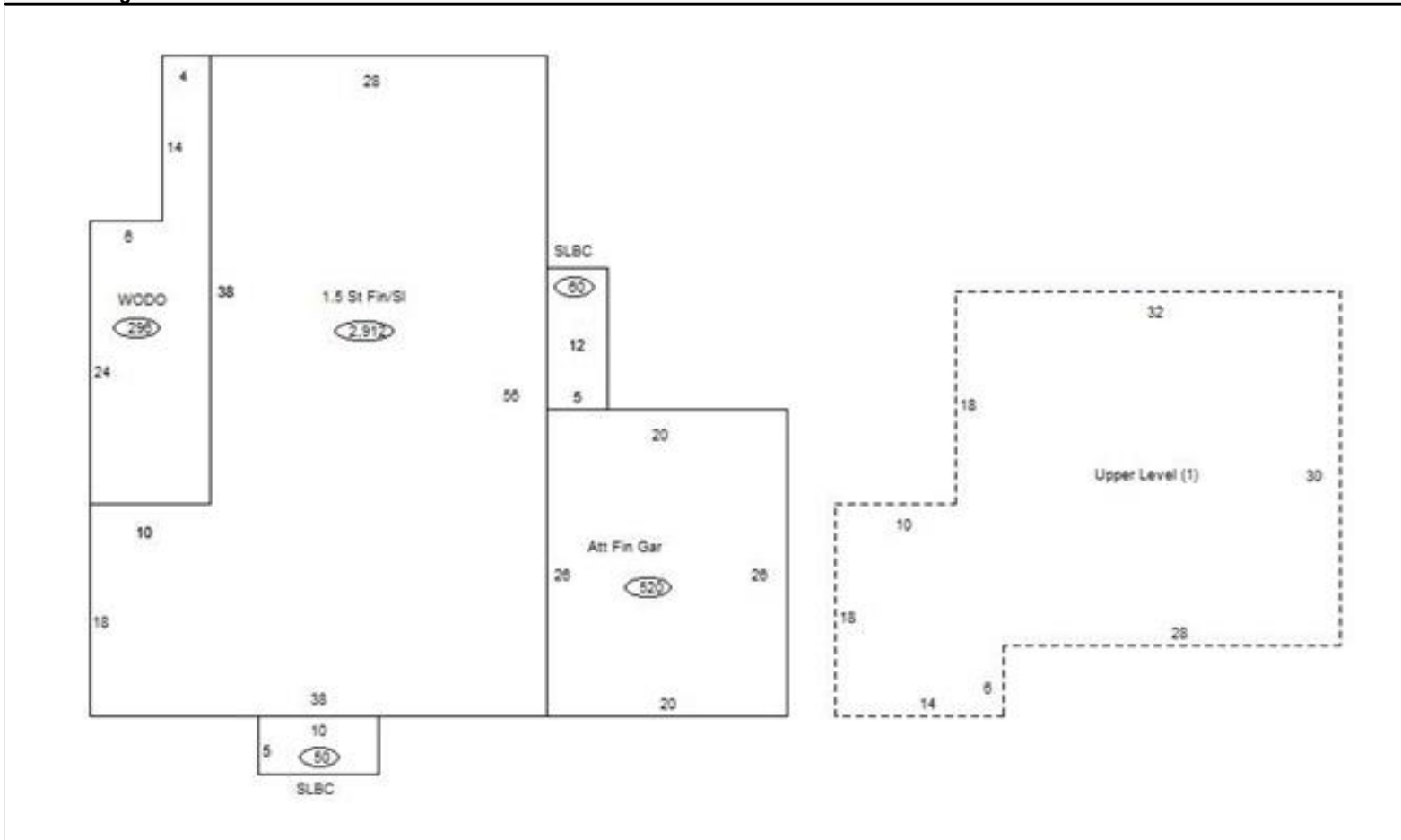
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 Time 22:31:20
 Page 3

Sketch Image

660031155



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	1,748	1.666	2,912
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	50	1.000	50
5	M	WODO		13	WODO	296	1.000	296
6	U	^UL		13	Upper Level (1)	1,164	1.000	1,164
Total Building Area						1,748		2,912