




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031158 <b>Parcel ID</b> 000000-00-0-20200-007-0018 <b>Cadastral ID</b> 36-20-14-03430 <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> 285443 GUZMAN, TRACIE L  18600 WOODCREST LN CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 18600 WOODCREST LN <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0018 / 0007 <b>Parcel Size</b> 1.5 - 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_006! 6/29/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17610585 -95.76928867 LOT 18 BLOCK 7 & PT LOT 17, BEG NWLY/C SWLY ALG SLY LOT/L 80.86' TO A PT, THENCE IN NORTHERLY DIRECTION TO A PT ON FRONT LOT LINE OF SD LOT 17, SD PT BEING THE CENTER OF LOT LINE, NWLY ALG FRONT LOT LINE 29.20' TO POB 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	0.2995	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,046.00 x 3.56 = 46,397	
Factor Value		
Adjustments	1.0000	
Lot Value	46,397	

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG\_006! 6/29/2021

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	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,462 / 2,002
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,462
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	525 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,910	112.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	243,760		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.16	Total Misc Impr	+ 10,311
Roofing Adj	+ 3.66	Garage Cost	+ 20,753
Subfloor Adj	+ -1.72	Total RCN	= 270,283
Heat/Cool Adj	+ 12.64	Depreciation ( 39%)	- 105,410
Plumbing Adj	+ 9.75	Lump Sums	+ 2,583
Basement Adj	+ 0.00	RCNLD	= 167,456
Adj Base Cost	= 119.49	Lot Value	+ 46,397
Total Area	x 2,002	Indicated Value	= 213,853
Adjusted Cost	= 239,219	Value Per SqFt	106.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,456		
Lot Value	46,397		
Indicated Value	213,853	106.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	213,853	106.82	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
PRCH	SLAB PORCH - COVERED	73982	5x3		15	26.88		403
PATO	SLAB PORCH - OPEN	73983	13x10		130	11.20		1,456
BALW	BALCONY - WOOD	73984	23x4		92	28.08		2,583
PATO	Patio - Open	177515	322		322	8.81		2,837



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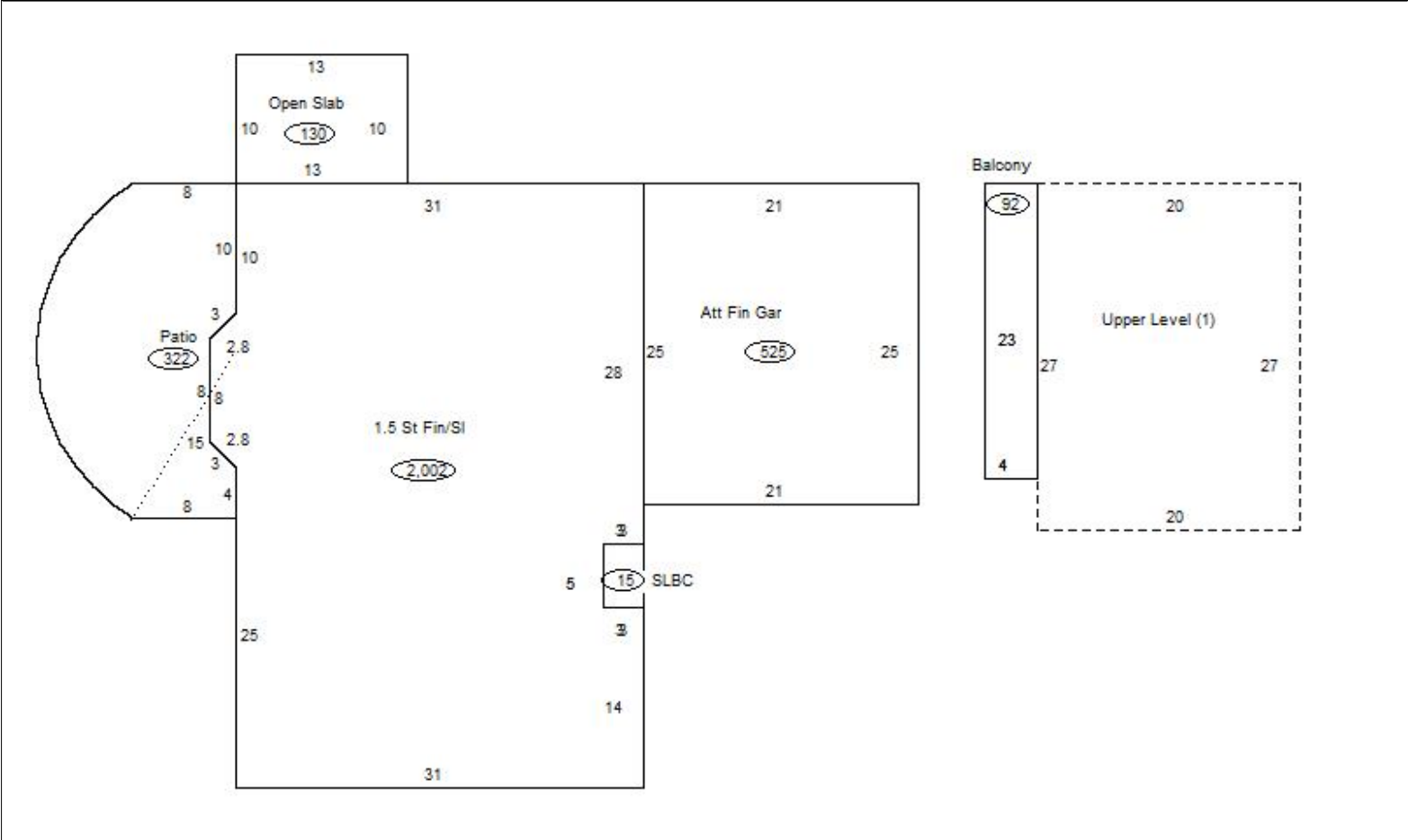
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### Sketch Image

660031158



### 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	1,462	1.369	2,002
2	G	5		13	Att Fin Gar	525	1.000	525
3	M	PRCH		13	SLBC	15	1.000	15
4	M	PATO		13	Open Slab	130	1.000	130
5	M	BALW		13	Balcony	92	1.000	92
6	U	^UL		13	Upper Level (1)	540	1.000	540
7	M	PATO		13	Patio	322	1.000	322
<b>Total Building Area</b>						1,462		2,002