



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660031193 Parcel ID 000000-00-0-20200-008-0022 Cadastral ID 36-20-14-03780 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 292193 WINTERBERG, KEVIN D & DEANNA M 1450 ASH HOLLOW CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 01450 ASH HOLLOW Subdivision WOODCREST ESTATES Lot/Block 0022 / 0008 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: 36.17607200 -95.76656459 LOT 22 BLOCK 8 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5148	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,424.00 x 2.95 = 66,090	
Factor Value		
Adjustments	1.0000	
Lot Value	66,090	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,149 / 3,149
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,149
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	307,143	97.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	320,290		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,070		
Lot Value	66,090		
Indicated Value	313,160	99.45	Per SqFt
Agland Value			
Site Improvements	2,447		
Total Value	315,607	100.22	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.54	Total Misc Impr	+	12,336			
Roofing Adj	+ 4.35	Garage Cost	+	19,457			
Subfloor Adj	+ -2.06	Total RCN	=	411,783			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	164,713			
Plumbing Adj	+ 6.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	247,070			
Adj Base Cost	= 120.67	Lot Value	+	66,090			
Total Area	x 3,149	Indicated Value	=	313,160			
Adjusted Cost	= 379,990	Value Per SqFt		99.45			

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	74078	18x5		90	26.65		2,399
PATO	SLAB PORCH - OPEN	74079	13x12		156	10.96		1,710
PATO	SLAB PORCH - OPEN	74080	32x9		288	9.07		2,612



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x14x8	Plank	Composition Shingle	112
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (26.51 x 112)	2,969		2,969	1,366	1,603

	SHDS	Shed - Small	8x8x8	Plank	Composition Shingle	64
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (32.15 x 64)	2,058		2,058	1,214	844