



# 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	660031201													
Parcel ID	000000-00-0-20200-009-0006													
Cadastral ID	36-20-14-03860													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	263403													
MCSHERRY, TERESA JOY														
18981 RIDGE RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	18981 S RIDGE RD													
Subdivision	WOODCREST ESTATES													
Lot/Block	0006 / 0009	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: 36.17421411 -95.76549540														
LOT 6 BLOCK 9 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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1027/677	WILBURN, ELOISE W TRUSTEE	05/31/1996	20,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	41,182	28,336	11%	3,117	Assessed	26,820	2,860.62					
Year Frozen	0	Improvements	233,434	215,478		23,703	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	274,616	243,814		26,820	Total Taxable	25,820	2,754.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031201	MCSHERRY, TERESA JOY	1	259,051	1000	25,038	2,671.00							
2024	2024-660031201	MCSHERRY, TERESA JOY	1	263,185	1000	24,280	2,561.00							
2023	2023-660031201	MCSHERRY, TERESA JOY	1	260,300	1000	23,544	2,416.00							
2022	2022-660031201	MCSHERRY, TERESA JOY	1	263,244	1000	22,829	2,292.00							
2021	2021-660031201	MCSHERRY, TERESA JOY	1	239,661	1000	22,135	1,947.00							
2020	2020-660031201	MCSHERRY, TERESA JOY	1	230,611	1000	21,461	1,901.00							
2019	2019-660031201	MCSHERRY, TERESA JOY	1	220,762	1000	20,807	1,868.00							
2018	2018-660031201	MCSHERRY, TERESA JOY	1	222,001	1000	20,172	1,801.00							
2017	2017-660031201	MCSHERRY, TERESA JOY	1	220,048	1000	19,556	1,766.00							
2016	2016-660031201	MCSHERRY, TERESA JOY	1	213,935	1000	18,957	1,686.00							
2015	2015-660031201	MCSHERRY, TERESA JOY	1	208,008	1000	18,375	1,642.00							
2014	2014-660031201	MCSHERRY, TERESA JOY	1	210,195	1000	17,811	1,611.00							
2013	2013-660031201	MCSHERRY, CHRISTOPHER P &	1	197,321	1000	17,264	1,545.00							



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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2425	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,563.00 x 3.90 = 41,182	
Factor Value		
Adjustments	1.0000	
Lot Value	41,182	

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, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,787 / 2,293
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,787
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1997 / 22

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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	266,609	116.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	289,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.39	Total Misc Impr	+	8,899			
Roofing Adj	+ 3.75	Garage Cost	+	22,804			
Subfloor Adj	+ -1.80	Total RCN	=	294,252			
Heat/Cool Adj	+ 12.64	Depreciation ( 26%)	-	76,506			
Plumbing Adj	+ 8.52	Lump Sums	+	15,688			
Basement Adj	+ 0.00	RCNLD	=	233,434			
Adj Base Cost	= 114.50	Lot Value	+	41,182			
Total Area	x 2,293	Indicated Value	=	274,616			
Adjusted Cost	= 262,549	Value Per SqFt		119.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,434		
Lot Value	41,182		
Indicated Value	274,616	119.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,616	119.76	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	74110	7x5		35	26.82		939
PRCH	SLAB PORCH - COVERED	74112	11x8		88	26.65		2,345
WODO	Wood Deck - Open	74113	15x12		180	23.06		4,151
WODC	Wood Deck - Covered	177676	25x12		300	29.72		8,916
WODO	Wood Deck - Open	177677	12x8		96	27.30		2,621



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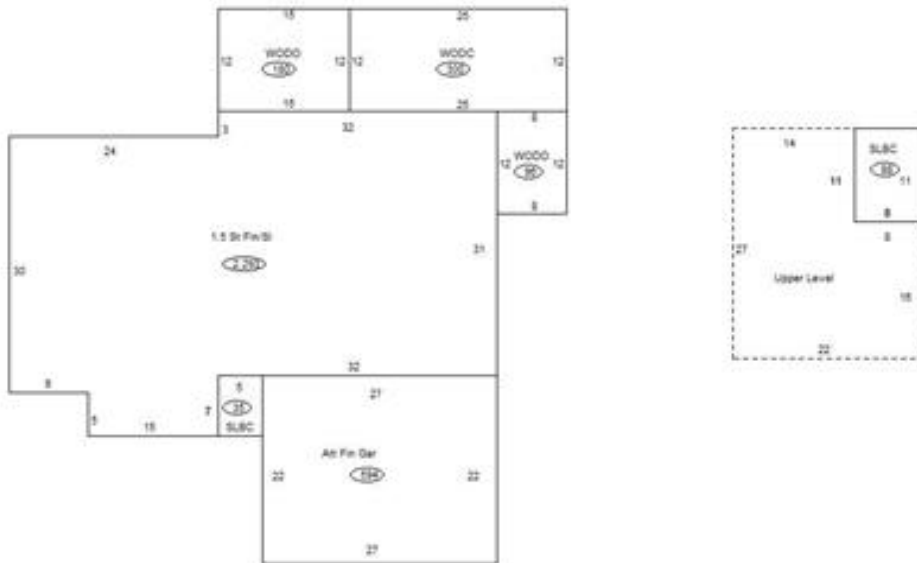
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### Sketch Image

660031201



### 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	1,787	1.283	2,293
2	G	5		13	Att Fin Gar	594	1.000	594
3	M	PRCH		13	SLBC	35	1.000	35
4	U	^UL	Overhang	13	Upper Level	506	1.000	506
5	M	PRCH		13	SLBC	88	1.000	88
6	M	WODO		13	WODO	180	1.000	180
7	M	WODC		13	WODC	300	1.000	300
8	M	WODO		13	WODO	96	1.000	96
<b>Total Building Area</b>						<b>1,787</b>		<b>2,293</b>