



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 660031220 Parcel ID 000000-00-0-20200-010-0003 Cadastral ID 36-20-14-04050 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 316626 BECKER, MARTHA R & SHARON BECKER GARROUETTE 18980 S RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 18980 S RIDGE RD Subdivision WOODCREST ESTATES Lot/Block 0003 / 0010 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0006. 7/2/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17365680 -95.76528309 LOT 3 BLOCK 10 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 0.3265 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,220.00 x 3.44 = 48,862 Factor Value Adjustments 1.0000 Lot Value 48,862		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-2\IMG_0006. 7/2/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,192 / 2,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,192
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	516 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 28

Cost Approach		Manual : 01/2025	
Base Cost	104.78	Total Misc Impr	+ 18,580
Roofing Adj	+ 4.59	Garage Cost	+ 20,475
Subfloor Adj	+ -2.19	Total RCN	= 321,209
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 112,423
Plumbing Adj	+ 8.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,786
Adj Base Cost	= 128.72	Lot Value	+ 48,862
Total Area	x 2,192	Indicated Value	= 257,648
Adjusted Cost	= 282,154	Value Per SqFt	117.54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,526	111.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	263,500		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,786		
Lot Value	48,862		
Indicated Value	257,648	117.54	Per SqFt
Agland Value			
Site Improvements	1,307		
Total Value	258,955	118.14	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	74142	16x14		224	26.23		5,876
PATO	SLAB PORCH - OPEN	74143	768		768	8.60		6,605
PRCH	SLAB PORCH - COVERED	118189	18		18	26.87		484



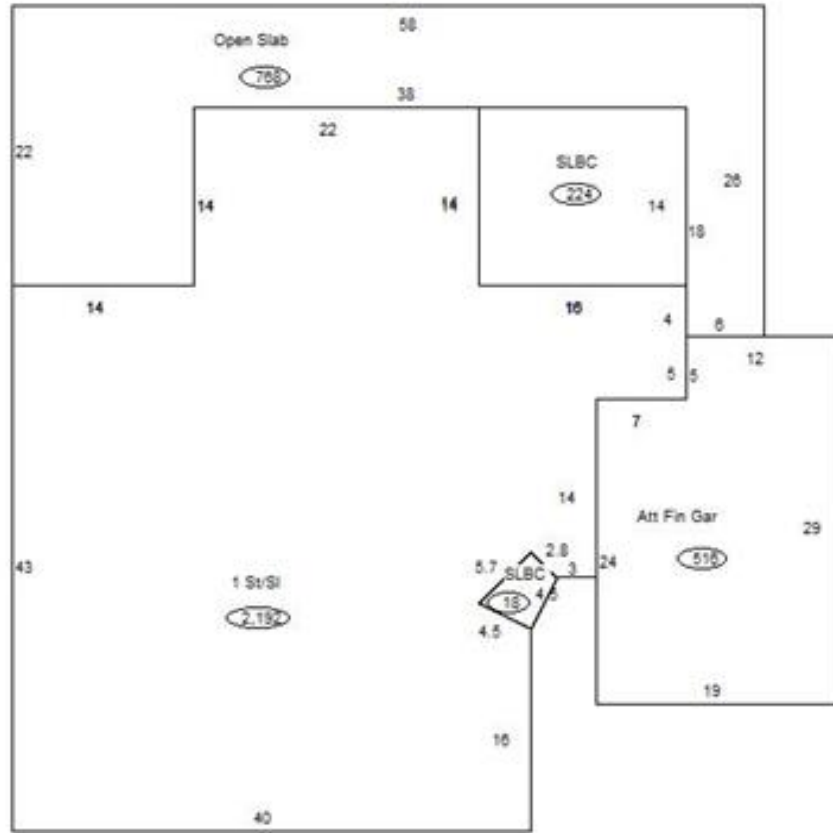
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,192	1.000	2,192
2	G	5		13	Att Fin Gar	516	1.000	516
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PATO		13	Open Slab	768	1.000	768
5	M	PRCH		13	SLBC	18	1.000	18
Total Building Area						2,192		2,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual 2	Cond 2	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (18.16 x 240)	4,358		4,358	3,051	1,307