




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																									
<b>Account</b> 660031222 <b>Parcel ID</b> 000000-00-0-20200-010-0005 <b>Cadastral ID</b> 36-20-14-04070 <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> 299497 WHEELER, TERRY L &  PAMELA S 19040 RIDGE RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 19040 S RIDGE RD <b>Subdivision</b> WOODCREST ESTATES <b>Lot/Block</b> 0005 / 0010 <b>Parcel Size</b> 1 - 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\C\Users\rln\Pictures\2017-03-14 03-14-17\03-14-17 030.J 3/17/2017</p>																									
<b>Legal Description</b> Lat/Long: 36.17366870 -95.76469801 LOT 5 BLOCK 10 WOODCREST ESTATES	<b>Building Permits</b> <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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Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	1,000	1,000																						
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1994/117	BRANDT, JOE R &	11/26/2008	85,000	4																						
1990/419	WHEELER, HUGH F MRS	04/15/1993	0	4																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value 51,951	28,197	11%	3,102	Assessed	19,313	2,059.92	
Year Frozen	0	Improvements 151,504	147,370		16,211	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	
TIF Project ID	0	Total Value 203,455	175,567		19,313	Total Taxable	18,313	1,953.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660031222	WHEELER, TERRY L &	1	196,904	1000	17,750	1,893.00	
2024	2024-660031222	WHEELER, TERRY L &	1	233,207	1000	17,204	1,815.00	
2023	2023-660031222	WHEELER, TERRY L &	1	175,050	1000	16,674	1,711.00	
2022	2022-660031222	WHEELER, TERRY L &	1	177,293	1000	16,159	1,622.00	
2021	2021-660031222	WHEELER, TERRY L &	1	171,821	1000	15,660	1,378.00	
2020	2020-660031222	WHEELER, TERRY L &	1	164,089	1000	15,174	1,344.00	
2019	2019-660031222	WHEELER, TERRY L &	1	156,067	1000	14,703	1,320.00	
2018	2018-660031222	WHEELER, TERRY L &	1	156,887	1000	14,246	1,272.00	
2017	2017-660031222	WHEELER, TERRY L &	1	155,510	1000	13,802	1,246.00	
2016	2016-660031222	WHEELER, TERRY L &	1	151,302	1000	13,371	1,189.00	
2015	2015-660031222	WHEELER, TERRY L &	1	147,640	1000	12,952	1,158.00	
2014	2014-660031222	WHEELER, TERRY L &	1	148,929	1000	12,546	1,135.00	
2013	2013-660031222	WHEELER, TERRY L &	1	140,004	1000	12,151	1,088.00	



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Lot Data		Square-Foot - NBHD 1193 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3602	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	15,691.00 x 3.31 = 51,951	
Factor Value		
Adjustments	1.0000	
Lot Value	51,951	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	1,815 / 1,815
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,815
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,917	109.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.85	Total Misc Impr	+	12,266			
Roofing Adj	+ 4.80	Garage Cost	+	17,024			
Subfloor Adj	+ -2.30	Total RCN	=	262,590			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	112,914			
Plumbing Adj	+ 8.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,676			
Adj Base Cost	= 128.54	Lot Value	+	51,951			
Total Area	x 1,815	Indicated Value	=	201,627			
Adjusted Cost	= 233,300	Value Per SqFt		111.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,676		
Lot Value	51,951		
Indicated Value	201,627	111.09	Per SqFt
Agland Value			
Site Improvements	1,828		
Total Value	203,455	112.10	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	74150	27x6		162	26.42		4,280
PATO	Patio - Open	74151	20x12		240	9.88		2,371



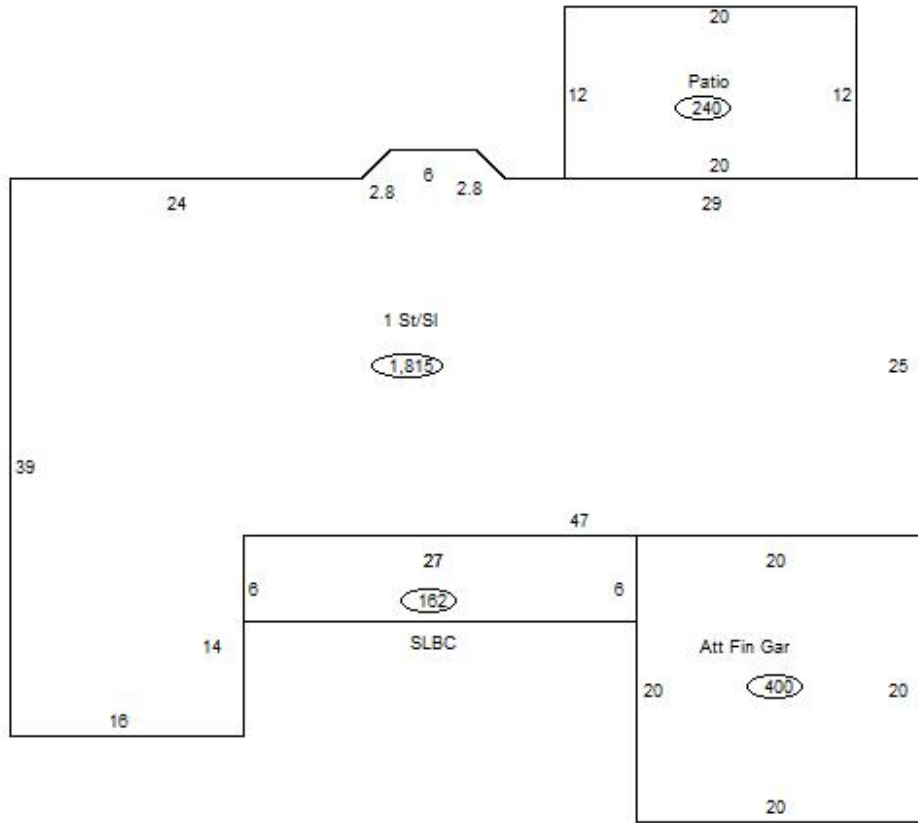
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Sketch Image

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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	1,815	1.000	1,815
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PATO		13	Patio	240	1.000	240
<b>Total Building Area</b>						<b>1,815</b>		<b>1,815</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	3	Cond	3	Year	2020
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (29.68 x 80)	2,374		2,374	546
				1,828