



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 660031229 Parcel ID 000000-00-0-20200-011-0002 Cadastral ID 36-20-14-04140 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 189314 BRADFORD, BEN B & MERLEEN P 18630 SLEEPY HOLLOW CATOOSA OK 74015-2243 Parcel Location Situs 18630 SLEEPY HOLW Subdivision WOODCREST ESTATES Lot/Block 0002 / 0011 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_0036. 7/6/2021</p>																																																	
Legal Description Lat/Long: 36.17365821 -95.76894178																																																						
LOT 2 BLOCK 11 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	855/856			113,000	No																																													
					848/117			0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 48,791</td> <td>21,546</td> <td>11%</td> <td>2,370</td> <td>Assessed</td> <td>16,743</td> <td>1,785.81</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 295,886</td> <td>130,665</td> <td> </td> <td>14,373</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 344,677</td> <td>152,211</td> <td> </td> <td>16,743</td> <td>Total Taxable</td> <td>15,743</td> <td>1,679.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	0	Land Value 48,791	21,546	11%	2,370	Assessed	16,743	1,785.81	Year Frozen	2005	Improvements 295,886	130,665		14,373	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 344,677	152,211		16,743	Total Taxable	15,743	1,679.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031229	BRADFORD, BEN B &	1	320,375	1000	15,743	1,679.00																																															
2024	2024-660031229	BRADFORD, BEN B &	1	337,736	1000	15,743	1,661.00																																															
2023	2023-660031229	BRADFORD, BEN B &	1	305,127	1000	15,744	1,616.00																																															
2022	2022-660031229	BRADFORD, BEN B &	1	308,984	1000	15,743	1,580.00																																															
2021	2021-660031229	BRADFORD, BEN B &	1	291,790	1000	15,743	1,385.00																																															
2020	2020-660031229	BRADFORD, BEN B &	1	284,647	1000	15,743	1,394.00																																															
2019	2019-660031229	BRADFORD, BEN B &	1	275,367	1000	15,744	1,414.00																																															
2018	2018-660031229	BRADFORD, BEN B &	1	278,910	1000	15,743	1,405.00																																															
2017	2017-660031229	BRADFORD, BEN B &	1	276,479	1000	15,743	1,422.00																																															
2016	2016-660031229	BRADFORD, BEN B &	1	268,677	1000	15,743	1,400.00																																															
2015	2015-660031229	BRADFORD, BEN B &	1	260,426	1000	15,743	1,407.00																																															
2014	2014-660031229	BRADFORD, BEN B &	1	263,300	1000	15,743	1,424.00																																															
2013	2013-660031229	BRADFORD, BEN B &	1	246,568	1000	15,743	1,409.00																																															



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3257		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,186.00 x 3.44 = 48,791		
Factor Value			
Adjustments	1.0000		
Lot Value	48,791		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,815 / 3,255
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,815
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	366,455	112.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	387,360		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.83	Total Misc Impr	+ 18,926
Roofing Adj	+ 3.06	Garage Cost	+ 26,025
Subfloor Adj	+ -1.96	Total RCN	= 420,155
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 134,450
Plumbing Adj	+ 6.87	Lump Sums	+ 8,353
Basement Adj	+ 0.00	RCNLD	= 294,058
Adj Base Cost	= 115.27	Lot Value	+ 48,791
Total Area	x 3,255	Indicated Value	= 342,849
Adjusted Cost	= 375,204	Value Per SqFt	105.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,058		
Lot Value	48,791		
Indicated Value	342,849	105.33	Per SqFt
Agland Value			
Site Improvements	1,828		
Total Value	344,677	105.89	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	74181	21x5		105	29.19		3,065
EPKS	Enclosed Porch - Kneewall Screen	74182	22x12		264	31.61		8,345
PATO	SLAB PORCH - OPEN	74183	14x6		84	12.93		1,086
BALW	Balcony - Wood	177491	22x12		264	31.64		8,353



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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